Key: **294**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 291

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WATSON WILLIAM J JR & CARMEL **TRS CARMEL J WATSON TRUST** **9 LORD HAYFORD RD** **BOURNE, MA 02532**	**3.0-169-0**	**9 LORD HAYFORD RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WATSON WILLIAM J JR & CAR	03/21/2017	F	1	30362-239
WATSON WILLIAM J JR ETUX	09/03/2002	F		15544-284
WATSON WILLIAM J JR	02/13/1998	X	1	11224-298

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

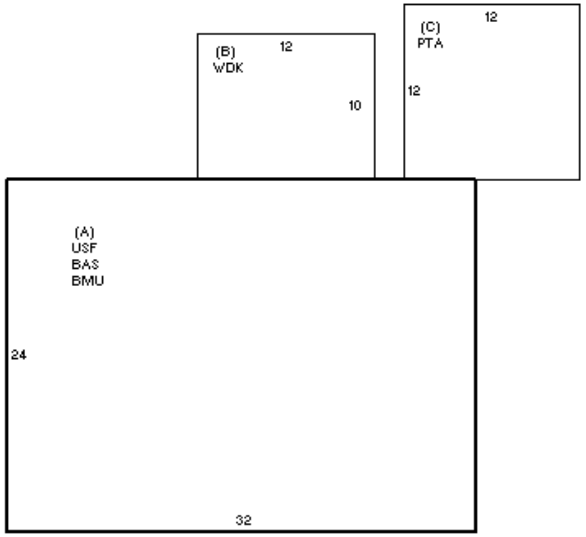
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19374	05/06/2019	3	ALT/RENO	20,063	11/03/2022	SL	100	100
19219	03/27/2019	15	INSULATE/WEA	3,065			100	100
960088	03/25/1996	2	ADDITIONS	12,750	03/08/1999	JS	100	100
920069	02/19/1992	1	NEW CONSTRUC	24,500	01/19/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,070	3 1.00	100 1.00	100 1.00	212,130	1.52	A 1.00	R05 0.90			170,850

TOTAL	23,087 SF	ZONING	2	FRNT	80
Nbhd	BDALE	NOTE	Also frontage on Weldon's Rd		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	170,900	168,000
BUILDING	262,100	232,600
DETACHED	1,000	1,500
OTHER	0	0
TOTAL	**434,000**	**402,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10 X 12		120	16.42	1,000

PHOTO 11/03/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/3/2022	SL
LIST	11/3/2022	SL
REVIEW	11/3/2022	SL

YEAR BLT	1992	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
$NLA(RCN)	$216	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		48.82	37,491
A	BAS	L	BASE AREA	768	1992	218.75	168,002
A	USF	L	UPPER STORY FIN	768	1992	115.31	88,559
B	WDK	N	WOOD DECK	120		41.91	5,029
C	PTA	N	PATIO	144		15.16	2,183
	BMF	N	BSMT FINISH	384		61.96	23,794
	FIX	O	XTRA FIXTURES	3		2,258.50	6,776

TOTAL RCN	331,834

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$262,100