

Key: 299

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 296

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| SEITZ BENJAMIN A & LAUREN L SEITZ 21 LORD HAYFORD RD BOURNE, MA 02532 | | | | 3.0-174-0 | | | | 21 LORD HAYFORD RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SEITZ BENJAMIN A & GIFFORD NANCY A | | | | 10/30/2020 | QS | 440,000 | 33422-144 | | | | |
| GIFFORD NANCY A EXEC | | | | 10/17/2005 | F | 1 | 20373-257 | | | | |
| | | | | 03/29/2005 | N | | 19662-313 | | | | |

| 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 % |
| SR-20-344 | 11/09/2020 | 3 | ALT/RENO | | 12/22/2020 | TL | 100 100 |
| 13386 | 06/17/2013 | 4 | DETACH.STRUC | 3,500 | 12/22/2020 | TL | 100 100 |
| 920304 | 06/10/1992 | 9 | DECK | 2,500 | 10/23/2013 | JB | 100 100 |
| | | 1 | NEW CONSTRUCT | 29,500 | 01/19/1993 | JS | 100 100 |

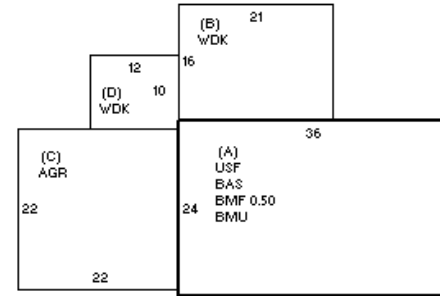
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 20,035 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 212,130 | 1.71 | A | 1.00 | R05 | 0.90 | | | 166,560 |

DETAILED

| TOTAL | 20,038 SF | ZONING | 2 | FRNT | 100 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | BDALE | NOTE | LAND | 166,600 | 163,800 | | | |
| Infl1 | AVG | | BUILDING | 386,400 | 341,900 | | | |
| N_Index | AVG | | DETACHED | 2,100 | 2,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | | 555,100 | 507,700 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|---------|-------|-----------|-------|-------|
| SHF | G | 1.20 | 10 0.90 | 10 X 12 | 2020 | 120 | 19.71 | 2,100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/6/2014 | JB |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/6/2014 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 5/18/2021 | RP |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1992 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 415,513 | |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|----------------|---------|--|
| NET AREA | 1,728 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 864 | | 40.99 | 35,417 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$240 | OVERALL | 1.060 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BMF | N | BSMT FINISH | 432 | | 49.25 | 21,278 | EXTERIOR | G | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 864 | 1992 | 222.92 | 192,603 | INTERIOR | V | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | A | USF | L | UPPER STORY FIN | 864 | 1992 | 121.01 | 104,555 | KITCHEN | A | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | + | WDK | N | WOOD DECK | 456 | | 24.01 | 10,949 | BATHS | A | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | C | AGR | N | ATT GARAGE | 484 | | 69.48 | 33,627 | HEAT | U | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F21 | O | FPL 2S 1OP | 1 | | 9,902.50 | 9,903 | ELECT | U | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | FIX | O | XTRA FIXTURES | 3 | | 2,394.03 | 7,182 | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | |
| STORIES | | 2 | 1.00 | | | | | | | | | | | | | | | |
| ROOMS | | 6 | 1.00 | | | | | | | | | | | | | | | |
| BEDROOMS | | 3 | 1.00 | | | | | | | | | | | | | | | |
| BATHROOMS | | 2 | 1.00 | | | | | | | | | | | | | | | |
| FIXTURES | | 8 | 1.00 | | | | | | | | | | | | | | | |
| GARAGE CAPACITY | | 2 | 1.00 | | | | | | | | | | | | | | | |
| % BSMT FINISH | | 0 | 1.00 | | | | | | | | | | | | | | | |
| # OF HALF BATHS | | 0 | 1.00 | | | | | | | | | | | | | | | |
| # OF UNITS | | 1 | 1.00 | | | | | | | | | | | | | | | |
| EFF.YR/AGE | | 2012 / 10 | | | | | | | | | | | | | | | | |
| COND | | 7 7 % | | | | | | | | | | | | | | | | |
| FUNC | | 0 | | | | | | | | | | | | | | | | |
| ECON | | 0 | | | | | | | | | | | | | | | | |
| DEPR | | 7 | % GD | 93 | | | | | | | | | | | | | | |
| RCNLD | | | | \$386,400 | | | | | | | | | | | | | | |