

Key: 3154

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.194

LEGALS

| CURRENT OWNER  |  |  |  |            |    |         |           | PARCEL ID                               |  |  |  | LOCATION         |   |            |              |  |  |  |  |
|--|--|--|--|------------|----|---------|-----------|---|--|--|--|------------------|---|------------|--------------|--|--|--|--|
| CHASE NATHANIEL &<br>AMBER WATTERSON<br>2 COBBLESTONE DR<br>BOURNE, MA 02532 |  |  |  |            |    |         |           | 16.0-112-0                              |  |  |  | 2 COBBLESTONE DR |   |            |              |  |  |  |  |
|  |  |  |  |            |    |         |           | TRANSFER HISTORY                        |  |  |  | DOS              | T | SALE PRICE | BK-PG (Cert) |  |  |  |  |
|  |  |  |  |            |    |         |           | CHASE NATHANIEL &<br>BARTER PAMELA W TR |  |  |  | 03/12/2010       | S | 310,000    | 24417-70     |  |  |  |  |
|  |  |  |  | 12/23/2009 | L  | 208,000 | 24260-219 |   |  |  |  |                  |   |            |              |  |  |  |  |
|  |  |  |  | 12/15/2000 | QS | 231,900 | 13430-272 |   |  |  |  |                  |   |            |              |  |  |  |  |

| 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    | %   |
| 200514 | 08/22/2000 | 3             | ALT/RENO     |         | 08/13/2020 | TL | 100    | 100 |
|        |            | 1             | NEW CONSTRUC | 114,000 | 11/17/2000 | TL | 100    | 100 |


LAND

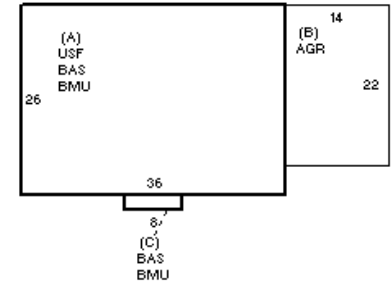
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo    | Lpi  | VC | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|------|-------|---------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 22,669 4 | 1.00 | 100   | 1.00    | 100      | 1.00 | 259,270 | 1.54 | A  | 1.00       | R07 1.10  | 208,110 |

DETACHED

| TOTAL   | 22,651 SF | ZONING | 1        | FRNT    | 200     | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | BBAY      | NOTE   |          |         |         | LAND     | 208,100 | 200,900  |
| Infl1   | AVG       |        | BUILDING | 325,700 | 291,700 |          |         |          |
| N_Index | AVG       |        | DETACHED | 0       | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        |          |         |         | TOTAL    | 533,800 | 492,600  |

BUILDING

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  | 08/13/2020 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
|    |      |      |          |    |       |           |       |  |            |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/24/2013 | TL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/24/2013 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 8/13/2020 | TL  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 2000  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 392,452 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 1,888 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 952   |      | 39.44     | 37,552  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$208 | OVERALL    | 1.020 | EXT COVER       | 4  | VINYL          | 1.00 | + | BAS | L | BASE AREA       | 952   | 2000 | 214.51    | 204,212 | EXTERIOR       | A       |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 936   | 2000 | 116.45    | 108,994 | INTERIOR       | A       |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B | AGR | N | ATT GARAGE      | 308   |      | 75.50     | 23,254  | KITCHEN        | A       |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 |   | FIX | O | XTRA FIXTURES   | 5     |      | 2,303.60  | 11,518  | BATHS          | A       |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |   | GFP | O | GAS FIREPLACE   | 1     |      | 6,922.90  | 6,923   | BATHS          | A       |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR     | 1.00 |   |     |   |                 |       |      |           |         | HEAT           | A       |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         | ELECT          | A       |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |         |

| EFF.YR/AGE | 2002 / 20  |
|------------|------------|
| COND       | 17 17 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 17 % GD 83 |
| RCNLD      | \$325,700  |