

Key: 3162

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.202

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION											
TOWNSEND BRADFORD C & DEBORAH M TOWNSEND 10 HOBBLER RD BOURNE, MA 02532-2223		17.0-11-0		10 HOBBLER RD											
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)										
TOWNSEND BRADFORD C & TOWNSEND BRADFORD C & TMS MORTGAGE INC		08/30/2000 03/27/1998 04/18/1997	F S S	13210-5 11317-307 108,000 N/A-N/A											
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	2	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00	R04	0.90	194,750
300	A	0.071	2	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R04	0.90	1,040
300	A	0.385	2	1.00	100	1.00	100	1.00	14,670	1.00	OS	1.00	R04	0.90	5,650

TOTAL	43,081 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE .385 AC = OPEN SPACE	LAND	201,400	178,300			
Infl1	AVG		BUILDING	378,400	334,900			
N_Index	AVG		DETACHED	1,500	1,400			
			OTHER	0	0			
			<b>TOTAL</b>	<b>581,300</b>	<b>514,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	A 0.75	10 X 12		120	16.42	1,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/28/2021	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	6/28/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,304	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OVH	L	OVERHANG	48	1984	180.19	8,649
\$NLA(RCN)	\$211	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,296	1984	187.03	242,394
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	840		54.90	46,112
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ATU	N	ATTIC UNF	840		41.14	34,559	
ROOMS	7	1.00	FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	558		21.25	11,859	
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	G	BMU	N	BSMT UNFINISHED	576		45.80	26,380	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	G	USF	L	UPPER STORY FIN	432	1984	109.48	47,294	
FIXTURES	9	1.00	FUEL SOURCE	1	OIL	1.00	H	LLU	N	LOWER LEVEL UNF	528		36.07	19,047	
GARAGE CAPACITY	2	1.00	USE	0		1.00	H	LLF	L	LOWER LEVEL FIN	528	1984	61.39	32,416	
% BSMT FINISH	48	1.00					F11	O	FPL 1S IOP	1		7,977.50	7,978		
# OF HALF BATHS	0	1.00					FIX	O	XTRA FIXTURES	4		2,118.75	8,475		
# OF UNITS	1	1.00													

TOTAL RCN	485,162
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$378,400

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	%
200550	08/31/2000	9	DECK	4,500	01/02/2002	TL	100	100
990035	01/25/1999	10	WOODSTOVE	100	12/17/1999	MS	100	100

