Key: 3163

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,203

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BATTLES GREGORY J 11 HOBBLER RD BOURNE, MA 02532	17.0-12-0	11 HOBBLER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BATTLES GREGORY J	07/31/2006	QS	416,000	21232-16
KENT LINDA S	04/30/2003	QS	338,000	16838-21
CATALANOTTI PAUL R &	01/25/2000	X		12797-106

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

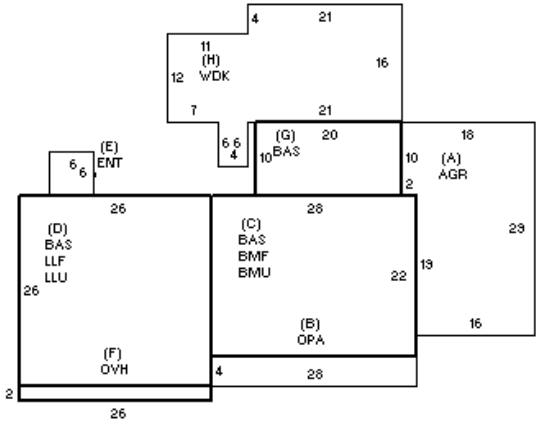
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-125	03/02/2021	15	INSULATE/WEA	3,800			100	100
19892	09/24/2019	3	ALT/RENO	13,350			100	100
970503	10/07/1997	4	DETACH.STRUC	5,000	03/04/1999	JS	100	100
970164	04/16/1997	9	DECK	2,500	03/04/1999	JS	100	100
960475	10/04/1996	2	ADDITIONS	14,000	04/23/1997	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	32,981	2	1.00	100	1.00	100	1.00	212,130	1.15	A	1.00	R04	0.90			184,830
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	32,975 SF	ZONING	1	FRNT	100
Nbhd	S SAG	NOTE	.385 AC = OPEN SPACE		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	190,500	168,600
BUILDING	379,400	335,800
DETACHED	12,500	11,800
OTHER	0	0
TOTAL	**582,400**	**516,200**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10	0.90	12 X 22		264	46.93	11,200
SHF	A	1.00	A	0.75	10X10		100	16.90	1,300

PHOTO 02/25/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/28/2021	RP
LIST	6/28/2021	EST
REVIEW	6/28/2021	RP

YEAR BLT	1985	SIZE ADJ	1.005
NET AREA	2,220	DETAIL ADJ	1.000
$NLA(RCN)	$219	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	10	VERT BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
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	AGR	N	ATT GARAGE	484		63.36	30,665
B	OPA	N	OPEN PORCH	112		70.34	7,878
C	BMU	N	BSMT UNFINISHED	616		47.19	29,067
C	BMF	N	BSMT FINISH	616		44.91	27,667
D	LLU	N	LOWER LEVEL UNF	676		37.17	25,125
D	LLF	L	LOWER LEVEL FIN	676	1985	63.25	42,759
E	ENT	N	ENCLOSED ENTRY	36		86.65	3,119
F	OVH	L	OVERHANG	52	1985	185.64	9,653
+	BAS	L	BASE AREA	1,492	1985	188.06	280,584
H	WDK	N	WOOD DECK	492		21.90	10,773
	FIX	O	XTRA FIXTURES	5		2,183.06	10,915
	MST	O	MAS/METAL STACK	2		4,091.15	8,182

TOTAL RCN	486,388

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			$379,400