

Key: 321

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 318

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| MORISON COREY ALAN & LAUREN ASHLEY MORISON 5 KING ARTHUR WAY BOURNE, MA 02532 | | | | 3.0-196-0 | | | | 5 KING ARTHUR WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MORISON COREY ALAN & MCCARTHY STEPHEN & AMY | | | | 05/11/2018 | QS | 321,000 | 31261-318 | | | | |
| PEARLMAN ROBERT M | | | | 03/31/2004 | QS | 319,900 | 18389-182 | | | | |
| | | | | 05/28/1999 | QS | 142,500 | 12304-200 | | | | |

| 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 % |
| 03130 | 03/20/2003 | 12 | CYCLICAL | | 12/19/2017 | TL | 100 100 |
| 03035 | 01/28/2003 | 4 | DETACH.STRUC | 1,255 | 03/16/2004 | TL | 100 100 |
| 940518 | 10/26/1994 | 3 | ALT/RENO | 6,500 | 03/16/2004 | TL | 100 100 |
| | | 1 | NEW CONSTRUC | 45,000 | 10/28/1996 | JC | 100 100 |

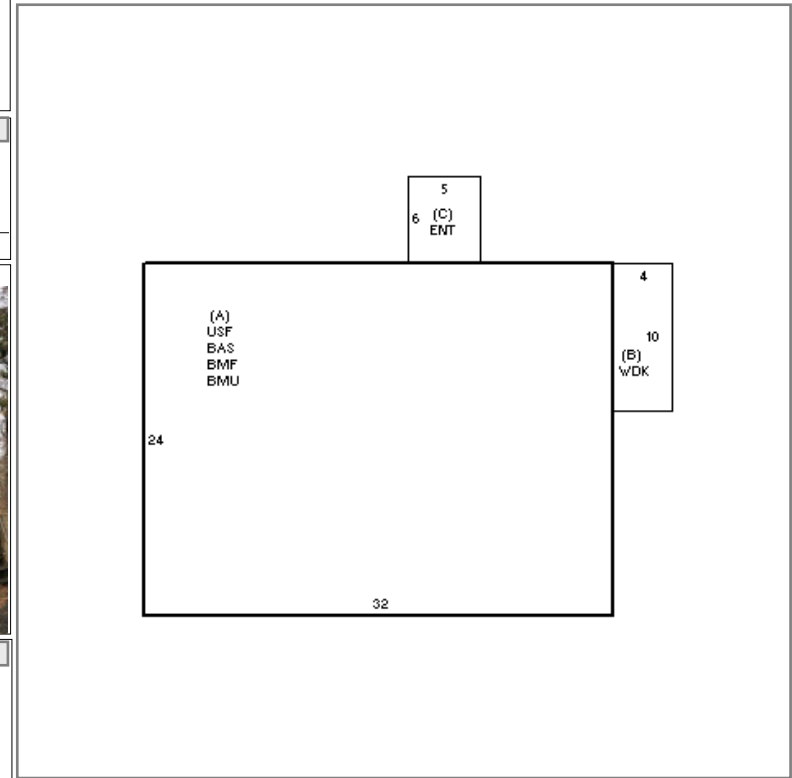
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 18,905 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 212,130 | 1.79 | A | 1.00 | R05 | 0.90 | | | 164,960 |

| TOTAL | 18,905 SF | ZONING | 2 | FRNT | 106 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | BDALE | NOTE | LAND | 165,000 | 162,200 | | | |
| Infl1 | AVG | | BUILDING | 312,600 | 276,500 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 477,600 | 438,700 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8 X 10 | | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/19/2017 | TL |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/19/2017 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 12/19/2017 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1994 | SIZE ADJ | 1.010 |
|------------|-------|------------|-------|
| NET AREA | 1,536 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$248 | OVERALL | 1.060 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 768 | | 49.28 | 37,848 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BMF | N | BSMT FINISH | 768 | | 46.91 | 36,025 |
| ROOF SHAPE | 3 | GAMBREL | 1.00 | A | BAS | L | BASE AREA | 768 | 1994 | 220.84 | 169,602 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | A | USF | L | UPPER STORY FIN | 768 | 1994 | 116.41 | 89,403 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 | B | WDK | N | WOOD DECK | 40 | | 67.85 | 2,714 |
| INT. FINISH | 2 | DRYWALL | 1.00 | C | ENT | N | ENCLOSED ENTRY | 30 | | 90.50 | 2,715 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 | | BMF | N | BSMT FINISH | 768 | | 46.91 | 36,025 |
| FUEL SOURCE | 2 | GAS | 1.00 | | FIX | O | XTRA FIXTURES | 3 | | 2,280.03 | 6,840 |
| USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 381,171 |
|----------------|---------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 2001 / 21 |
|------------|------------|
| COND | 18 18 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 18 % GD 82 |
| RCNLD | \$312,600 |