

Key: 3266

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.306

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | |
|---|--|--|--|---------------------|----|---------|-------------|--------------|----|------------|--------------|--|--|
| GUINEN EDMUND M ET UX C/O SORENSEN JAMES M SR PO BOX 1773 PLYMOUTH, MA 02362 | | | | 18.1-18-0 | | | | 6 HILLTOP DR | | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | |
| | | | | SORENSEN JAMES M SR | | | | 01/12/2023 | QS | 457,000 | 35590-10 | | |
| GUINEN EDMUND M ET UX | | | | 06/10/2009 | QS | 248,000 | 23788-200 | | | | | | |
| DEPROFIO PHYLLIS | | | | 06/10/2009 | N | | 23788-198/9 | | | | | | |

| 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-20-53 | 06/16/2020 | 3 | ALT/RENO | 10,834 | 10/26/2022 | SL | 100 100 |
| 18423 | 05/17/2018 | 3 | ALT/RENO | 14,643 | 06/28/2021 | RP | 100 100 |
| | | 13 | OTHER | | | | 100 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|------|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 20,990 | 2 | 1.00 | 100 | 1.00 | 1.00 | 1.00 | 212,130 | 1.64 | A | 1.00 | R04 | 0.90 | | | 167,900 |

DETACHED

| TOTAL | 20,996 SF | ZONING | 1 | FRNT | 154 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | S SAG | NOTE | | | | LAND | 167,900 | 148,600 |
| Infl1 | AVG | | BUILDING | 314,000 | 275,700 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 481,900 | 424,300 |

| BUILDING | CD | ADJ | DESC | MEASURE | 10/26/2022 | SL |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/26/2022 | SL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 1/23/2023 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

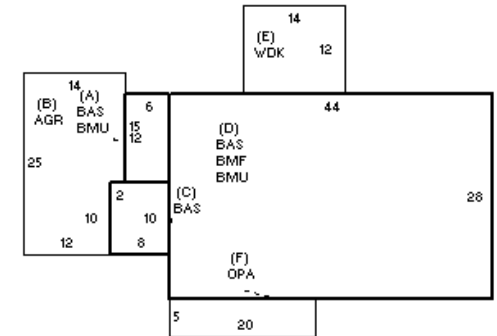
| YEAR BLT | 1972 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 397,411 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,384 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,304 | | 32.75 | 42,706 | | |
| \$NLA(RCN) | \$287 | OVERALL | 1.010 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | BAS | L | BASE AREA | 1,304 | 1972 | 192.71 | 251,293 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | AGR | N | ATT GARAGE | 330 | | 71.55 | 23,612 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | BAS | L | BASE AREA | 80 | 1972 | 192.72 | 15,417 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | D | BMF | N | BSMT FINISH | 1,232 | | 31.17 | 38,405 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | WDK | N | WOOD DECK | 168 | | 35.86 | 6,024 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F | OPA | N | OPEN PORCH | 100 | | 73.68 | 7,368 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | F11 | O | O | FPL 1S 1OP | 1 | | 8,219.70 | 8,220 | | |
| | | | | USE | 0 | | 1.00 | FIX | O | O | XTRA FIXTURES | 2 | | 2,183.05 | 4,366 | | |

BUILDING

| CAPACITY | UNITS | ADJ | CONDITION ELEM | CD |
|-----------------|-------|------|----------------|----|
| STORIES | 1 | 1.00 | EXTERIOR | A |
| ROOMS | 5 | 1.00 | INTERIOR | A |
| BEDROOMS | 3 | 1.00 | KITCHEN | G |
| BATHROOMS | 1 | 1.00 | BATHS | A |
| FIXTURES | 7 | 1.00 | HEAT | A |
| GARAGE CAPACITY | 1 | 1.00 | ELECT | A |
| % BSMT FINISH | 0 | 1.00 | | |
| # OF HALF BATHS | 1 | 1.00 | | |
| # OF UNITS | 1 | 1.00 | | |



BLDG COMMENTS



| EFF. YR/AGE | 1998 / 24 |
|-------------|------------|
| COND | 21 21 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 21 % GD 79 |
| RCNLD | \$314,000 |