

Key: 3391

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.431

LEGAL LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|---------|------------|--------------|---------------|------|-----|------------|-----------|
| HARMON JAMES J, JR 74 PURITAN ROAD BOURNE, MA 02532 | | | | 19.2-79-0 | | | | 74 PURITAN RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| HARMON JAMES J, JR | | | | 11/30/2017 | U | 240,000 | (214802) | | | | | |
| W & V CAPE PROPERTIES LLC | | | | 10/18/2012 | F | 100 | (198462) | | | | | |
| WHITE DENNIS | | | | 06/29/2012 | S | 180,000 | (197517) | | | | | |
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 11,390 4 | 1.00 | 100 | 1.00 | 247,485 | 2.78 | A | 1.00 | R05 | 1.05 | 180,070 |

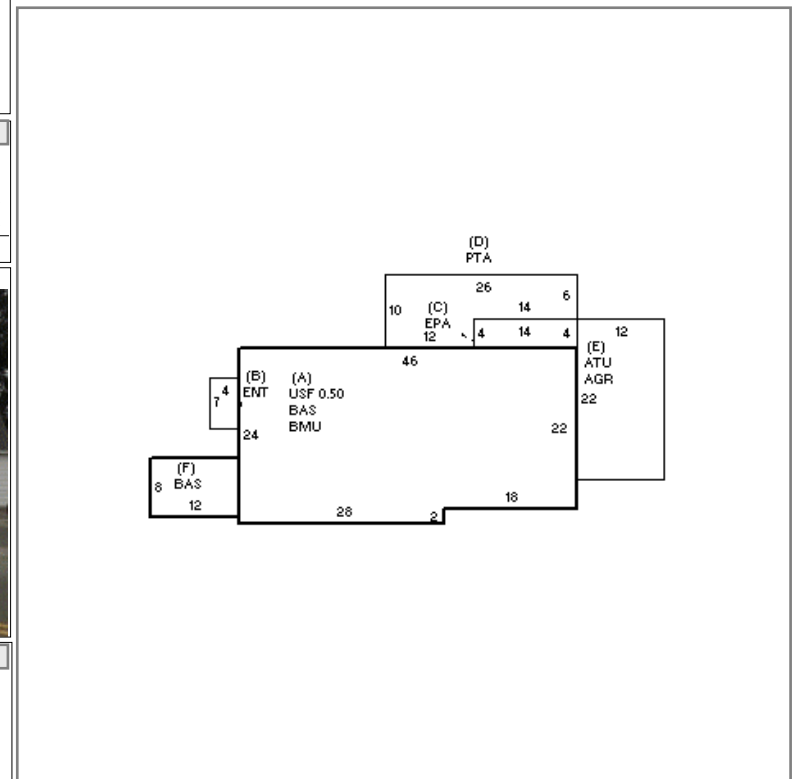
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|------------|------------|---------------|--------------|--------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| SHED-22-22 | 06/02/2022 | 4 | DETACH.STRUC | 9,300 | 08/30/2023 | TL | 0 | 0 |
| 12458 | 07/05/2012 | 3 | ALT/RENO | 3,000 | 08/01/2016 | | 100 | 100 |
| 08064 | 02/20/2008 | 3 | ALT/RENO | 5,000 | 03/12/2008 | TL | 100 | 100 |
| 06466 | 07/31/2006 | 7 | SIGN | | 09/22/2006 | DB | 100 | 100 |
| 06137 | 03/10/2006 | 2 | ADDITIONS | 20,500 | 09/22/2006 | DB | 100 | 100 |

LEGAL LAND

| TOTAL | 11,369 SF | ZONING | 1 | FRNT | 143 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|--------|----------|---------|---------|----------------|----------------|----------|
| Nbhd | BBAY | NOTE | | | | LAND | 180,100 | 159,400 |
| Infl1 | AVG | | BUILDING | 339,200 | 300,200 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | | | 519,300 | 459,600 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/8/2014 | TL |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/1/2016 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 8/1/2016 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1950 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 440,557 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,698 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,068 | | 40.14 | 42,875 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$259 | OVERALL | 1.090 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 1,068 | 1950 | 211.34 | 225,707 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 534 | 1950 | 121.14 | 64,687 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | ENT | N | ENCLOSED ENTRY | 28 | | 93.06 | 2,606 | KITCHEN | A |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | C | EPA | N | ENCLOSED PORCH | 56 | | 111.60 | 6,250 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | D | PTA | N | PATIO | 204 | | 14.97 | 3,054 | HEAT | A |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | E | AGR | N | ATT GARAGE | 264 | | 76.84 | 20,285 | ELECT | A |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | E | ATU | N | ATTIC UNF | 264 | | 46.53 | 12,284 | | |
| | | | | USE | 0 | | 1.00 | F | BAS | L | BASE AREA | 96 | 2006 | 211.34 | 20,289 | | |
| | | | | | | | | | BMF | N | BSMT FINISH | 530 | | 48.24 | 25,565 | EFF.YR/AGE | 1996 / 26 |
| | | | | | | | | | FIX | O | XTRA FIXTURES | 3 | | 2,344.57 | 7,034 | COND | 23 23 % |
| | | | | | | | | | KIT | O | EXTRA KITCHEN | 1 | | 5,529.80 | 5,530 | FUNC | 0 |
| | | | | | | | | | MST | O | MAS/METAL STACK | 1 | | 4,393.70 | 4,394 | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 23 % GD 77 |
| | | | | | | | | | | | | | | | | RCNLD | \$339,200 |