

Key: 3392

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.432

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |          |            |                        | LOCATION      |  |  |  |
|---|--|--|--|------------|----------|------------|------------------------|---------------|--|--|--|
| JOHNSON DEANA M & JASON MORRELL<br>76 PURITAN ROAD<br>BUZZARDS BAY, MA 02532-5633 |  |  |  | 19.2-80-0  |          |            |                        | 76 PURITAN RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T        | SALE PRICE | BK-PG (Cert)           |               |  |  |  |
| JOHNSON DEANA M & WILLIAMS WILLIAM J  |  |  |  | 03/29/2002 | QS<br>XX | 198,500    | (164730)<br>00253-0113 |               |  |  |  |

| 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-20-426 | 11/04/2020 | 15            | INSULATE/WEA | 5,622  |            |        | 100 100 |
| 11000      | 01/03/2011 | 3             | ALT/RENO     | 2,633  | 03/15/2018 | BC     | 100 100 |
| 900090     | 03/22/1990 | 3             | ALT/RENO     | 10,000 | 10/23/1991 | HS     | 100 100 |


LAND

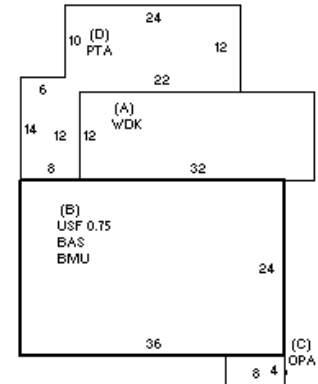
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo    | Lpi  | VC | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|------|-------|---------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 7,330 4  | 1.00 | 100   | 1.00    | 100      | 1.00 | 247,485 | 4.16 | A  | 1.00       | R05 1.05  | 173,380 |

|         |          |        |          |         |         |          |         |          |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL   | 7,318 SF | ZONING | 1        | FRNT    | 125     | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | BBAY     | NOTE   | LAND     | 173,400 | 153,500 |          |         |          |
| Infl1   | AVG      |        | BUILDING | 263,900 | 233,500 |          |         |          |
| N_Index | AVG      |        | DETACHED | 0       | 0       |          |         |          |
|         |          |        | OTHER    | 0       | 0       |          |         |          |
|         |          |        | TOTAL    | 437,300 | 387,000 |          |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|----|------|------|----------|----|-------|-----------|-------|------------|
|    |      |      |          |    |       |           |       | 03/15/2018 |





| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/15/2018 | BC  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 3/15/2018 | EST |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  | 8/8/2018  | DB  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1946  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 347,178 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,512 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | WDK | N | WOOD DECK       | 384   |      | 23.51     | 9,030   |           |         |
| \$NLA(RCN) | \$230 | OVERALL    | 1.090 | EXT COVER       | 4  | VINYL          | 1.00 | B | BMU | N | BSMT UNFINISHED | 864   |      | 40.14     | 34,685  |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | BAS | L | BASE AREA       | 864   | 1946 | 218.31    | 188,623 |           | A       |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B | USF | L | UPPER STORY FIN | 648   | 1946 | 119.70    | 77,568  |           | A       |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | C | OPA | N | OPEN PORCH      | 32    |      | 89.69     | 2,870   |           | A       |
|            |       |            |       | INT. FINISH     | 1  | PLASTER        | 1.00 | D | PTA | N | PATIO           | 396   |      | 14.97     | 5,928   |           | A       |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   | BMF | N | BSMT FINISH     | 265   |      | 64.33     | 17,046  |           | A       |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |   | FIX | O | XTRA FIXTURES   | 3     |      | 2,344.57  | 7,034   |           | A       |
|            |       |            |       | USE             | 0  |                | 1.00 |   | MST | O | MAS/METAL STACK | 1     |      | 4,393.70  | 4,394   |           | A       |

BUILDING

|                |           |         |
|----------------|-----------|---------|
| CONDITION ELEM | CD        |         |
| EXTERIOR       | A         |         |
| INTERIOR       | A         |         |
| KITCHEN        | A         |         |
| BATHS          | A         |         |
| HEAT           | A         |         |
| ELECT          | A         |         |
| EFF.YR/AGE     | 1995 / 27 |         |
| COND           | 24        | 24 %    |
| FUNC           | 0         |         |
| ECON           | 0         |         |
| DEPR           | 24        | % GD 76 |
| RCNLD          | \$263,900 |         |