

Key: 3423

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.463

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TRAN HELENA THUY HONG & QUANG TRAN & TRINH TRAN 22 HARTWELL DR FOXBORO, MA 02035				19.2-113-0				18 QUAMHASSET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TRAN HELENA THUY HONG & KRETSCHMER RICHARD E				06/28/2017	QS XX	715,000	30589-249 03860-0230				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	17,900 4	1.00	100	1.00	100	1.00	388,905	1.88	A	1.00	BEX 1.65	299,820

TOTAL	17,903 SF	ZONING	1	FRNT	78	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Permit for float/raft first issued on 4/15/80; steep slope, no beach; Chapter 91 license #80-6 expire 2096	LAND	299,800	265,400			
Infl1	AVG		BUILDING	663,400	587,200			
N_Index	AVG		DETACHED	45,300	43,000			
			OTHER	0	0			
			TOTAL	1,008,500	895,600			

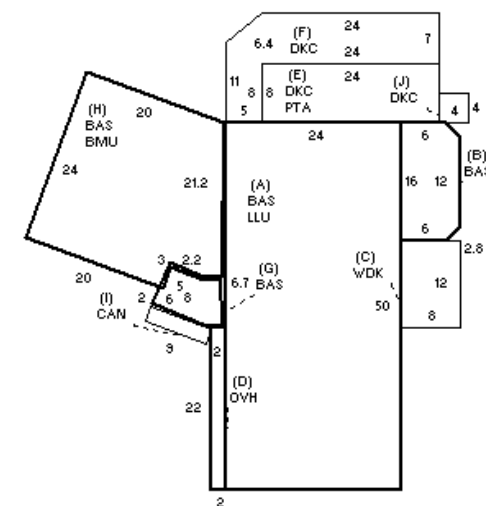
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FLD	V	1.30 10 0.90	10 X 10		100	78.52	7,100
PPD	V	1.30 10 0.90	4X45		180	235.56	38,200



BUILDING	CD	ADJ	DESC	MEASURE	8/27/2018	DB
MODEL	1		RESIDENTIAL	LIST	8/27/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/1/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,645	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,200		40.03	48,040
\$NLA(RCN)	\$253	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,378	1972	221.31	304,961
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	96		54.98	5,278
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OVH	L	OVERHANG	44	1972	226.27	9,956
				FLOOR COVER	1	HARDWOOD	1.02	E	PTA	N	PATIO	192		17.64	3,386
				INT. FINISH	2	DRYWALL	1.00	+	DKC	N	DECK-COMPOSITE	441		78.46	34,599
				HEATING/COOLING	11	HT WATER CL AIR	1.05	H	BMU	N	BSMT UNFINISHED	556		57.52	31,979
				FUEL SOURCE	2	GAS	1.00	H	BAS	L	BASE AREA	556	1990	221.31	123,046
				USE	0		1.00	I	CAN	N	CANOPY	18		19.30	347
									LLF	L	LOWER LEVEL FIN	667	1972	77.10	51,426
									BMG	O	BSMT GARAGE	2		8,906.45	17,813
									F11	O	FPL 1S 1OP	1		10,018.50	10,019
									FIX	O	XTRA FIXTURES	5		2,660.94	13,305
									GFP	O	GAS FIREPLACE	2		7,996.80	15,994

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	%
B-20-140	06/03/2020	9	DECK	26,000	07/01/2021	TL	100	100
		12	CYCLICAL		04/05/2018	DB	100	100
		13	OTHER		06/06/2017	DB	100	100
000		3	ALT/RENO	16,000	01/09/2012	TL	100	100
11157	04/11/2011	2	ADDITIONS		07/29/2008	MR	100	100



TOTAL RCN	670,146
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	A
EFF.YR/AGE	2019 / 3
COND	2 2 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$663,400