

Key: 3811

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.862

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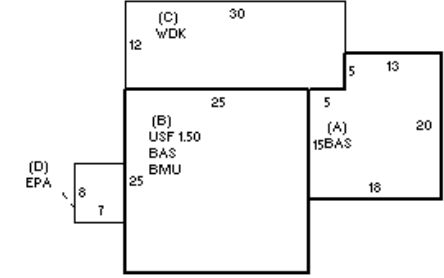
CURRENT OWNER				PARCEL ID				LOCATION				
COLBURN JOHN H C/O COLBURN JOHN & CAROLYN TRS 11 KINGS GRANT DR ATKINSON, NH 03811				19.4-193-0				13 ALDERBERRY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
COLBURN JOHN & CAROLYN TR				09/28/2023	F	10	(234062)					
COLBURN JOHN H				08/13/2015	N	200,000	(207110)					
ROBINSON MARK W				01/11/2001	A	130,000	(160352)					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,740 4	1.00	100	1.00	235,700	3.96	A	1.00	R03	1.00	165,770

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	%
01271	05/17/2001	2	ADDITIONS	31,000	05/13/2003	TL	100	100
01104	03/06/2001	8	POOL	700	10/22/2001	TL	100	100
		13	OTHER			KT	100	100

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TOTAL	7,754 SF	ZONING	1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE			LAND	165,800	146,700	
Infl1	AVG				BUILDING	311,400	275,500	
N_Index	AVG				DETACHED	0	0	
					OTHER	0	0	
					TOTAL	477,200	422,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	A	1.00	A 0.75			0.00	



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BUILDING	CD	ADJ	DESC	MEASURE	3/27/2018	BC
MODEL	1		RESIDENTIAL	LIST	3/27/2018	BC
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/6/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1944	SIZE ADJ	1.010
NET AREA	1,904	DETAIL ADJ	1.000
\$NLA(RCN)	\$199	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		9	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		48	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	960	1944	204.29	196,121
B	BMU	N	BSMT UNFINISHED	625		47.42	29,639
B	USF	L	UPPER STORY FIN	938	2002	110.90	104,026
C	WDK	N	WOOD DECK	360		22.01	7,922
D	EPA	N	ENCLOSED PORCH	56		104.44	5,848
	BAY	L	BAYWINDOW	6	1944	186.63	1,120
	BMF	N	BSMT FINISH	300		60.19	18,058
	F11	O	FPL 1S 1OP	1		8,260.10	8,260
	FIX	O	XTRA FIXTURES	4		2,193.80	8,775

TOTAL RCN	379,770		
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	\$311,400		