

Key: 3812

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.863

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|-----------------|--------------|------------------|--|--|--|
| JOHNSON-ULSCHT JUDY TR JOHNSON-ULSCHT REV FAMILY TR 15 ALDERBERRY RD BUZZARDS BAY, MA 02532 | | | | 19.4-194-0 | | | | 15 ALDERBERRY RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| JOHNSON-ULSCHT JUDY TR | | | | 03/16/2015 | F | 1 (205746) | | | | | |
| JOHNSON-ULSCHT JUDY | | | | 06/02/1995 | S | 65,000 (137355) | | | | | |
| THE LEADER MORTGAGE CO | | | | 03/16/1995 | L | 60,000 N/A-N/A | | | | | |

| 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 | % |
| 02634 | 09/18/2002 | 3 | ALT/RENO | | 01/23/2003 | TL | 100 | 100 |
| 200535 | 08/28/2000 | 2 | ADDITIONS | 24,000 | 12/11/2000 | TL | 100 | 100 |
| 950248 | 06/01/1995 | 3 | ALT/RENO | 7,000 | 07/24/1996 | JS | 100 | 100 |

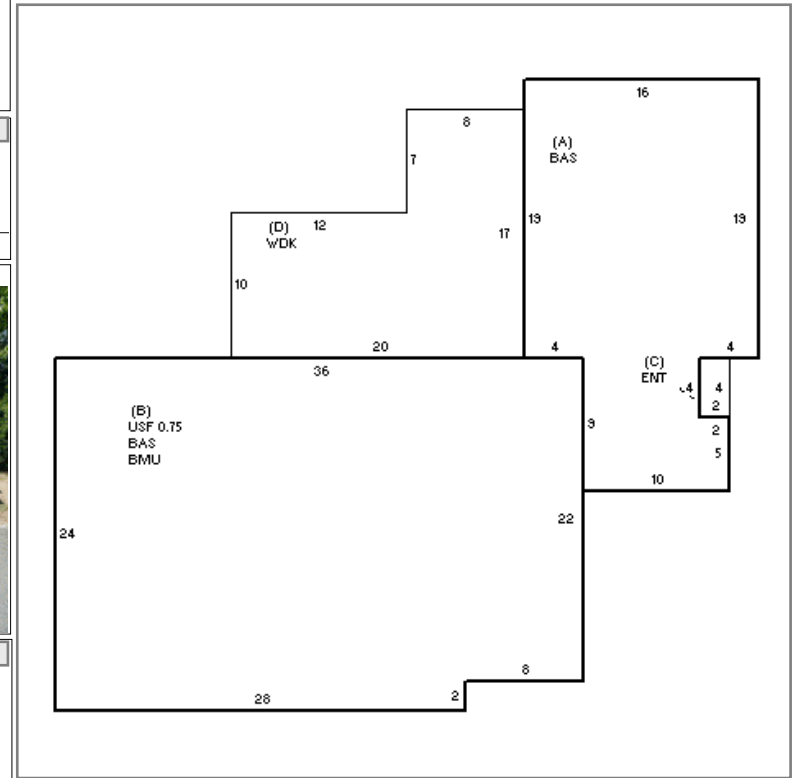
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 7,714 4 | 1.00 | 100 | 1.00 | 235,700 | 3.97 | A | 1.00 | R03 | 1.00 | 165,730 |

| TOTAL | 7,710 SF | ZONING | 1 | FRNT | 75 | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | BBAY | NOTE | LAND | 165,700 | 146,700 | | | |
| Infl1 | AVG | | BUILDING | 302,800 | 268,000 | | | |
| N_Index | AVG | | DETACHED | 1,100 | 1,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | 469,600 | 415,700 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHF | A | 1.00 | A 0.75 7 X 9 | | | 0.00 | |
| SHM | A | 1.00 | A 0.75 10X12 | | 120 | 11.73 | 1,100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/30/2022 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/30/2022 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 8/30/2022 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1950 | SIZE ADJ | 1.010 |
|------------|-------|------------|-------|
| NET AREA | 1,870 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$202 | OVERALL | 1.070 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BAS | L | BASE AREA | 1,234 | 1950 | 203.15 | 250,690 |
| B | BMU | N | BSMT UNFINISHED | 848 | | 39.41 | 33,417 |
| B | USF | L | UPPER STORY FIN | 636 | 1950 | 117.51 | 74,735 |
| C | ENT | N | ENCLOSED ENTRY | 8 | | 123.48 | 988 |
| D | WDK | N | WOOD DECK | 256 | | 27.99 | 7,165 |
| | FIX | O | XTRA FIXTURES | 5 | | 2,301.46 | 11,507 |

| TOTAL RCN | 378,502 |
|----------------|---------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1999 / 23 |
|------------|------------|
| COND | 20 20 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 20 % GD 80 |
| RCNLD | \$302,800 |