**Key: 4020**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,105

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| HANAFORD NANCY M TR OF THE<br>NANCY M HANAFORD REV TR AGREE<br>78 STEARNS ST<br>CARLISLE, MA 01741 | 20.1-24-0 | 40 WALL ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| HANAFORD NANCY M TR OF TH | 07/29/2004 | F | 100 | (173873) |
| HANAFORD NANCY M | 08/22/1988 | QS | 125,000 | 942-115 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

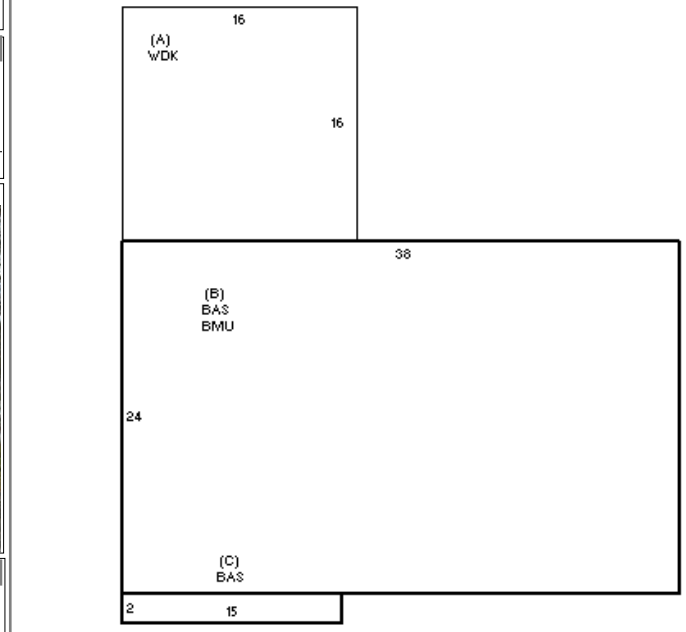
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 11250 | 05/12/2011 | 3 | ALT/RENO | 7,995 | 04/26/2018 | TL | 100 | 100 |
| 03042 | 02/03/2003 | 3 | ALT/RENO | 12,000 | 06/01/2004 | TL | 100 | 100 |
| 01388 | 07/05/2001 | 3 | ALT/RENO | 2,800 | 07/08/2002 | TL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 14,700 | 4 1.00 | 100 1.00 | 100 1.00 | 247,485 | 2.22 | A 1.00 | PEX 1.05 | | | 185,530 |

| TOTAL | 14,680 SF | ZONING | 1 | FRNT | 100 |
|---|---|---|---|---|---|
| Nbhd | BBAY | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 185,500 | 164,200 |
| BUILDING | 185,800 | 164,400 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | 371,300 | 328,600 |




## DETACHED

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

PHOTO 04/30/2018

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.95 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 4/26/2018 | TL |
| LIST | 4/26/2018 | EST |
| REVIEW | | |

| YEAR BLT | 1959 | SIZE ADJ | 1.020 |
|---|---|---|---|
| NET AREA | 942 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $247 | OVERALL | 0.970 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 0 | 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 | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | WDK | N | WOOD DECK | 256 | | 25.62 | 6,560 |
| B | BMU | N | BSMT UNFINISHED | 912 | | 36.08 | 32,904 |
| + | BAS | L | BASE AREA | 942 | 1959 | 196.20 | 184,823 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,933.00 | 7,933 |

| TOTAL RCN | 232,219 |
|---|---|

| 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 | | | $185,800 |