Key: 4514

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,599

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSON FRANCIS J ETUX BRENDA A JOHNSON 51 HURLCROFT ROAD MILTON, MA 02186	23.1-142-0	7 HARBOR PL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSON FRANCIS J ETUX	12/29/2010	O	254,500	25135-81
KINNEEN DAVID B AND	06/17/1998	QS	150,000	11507-72

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

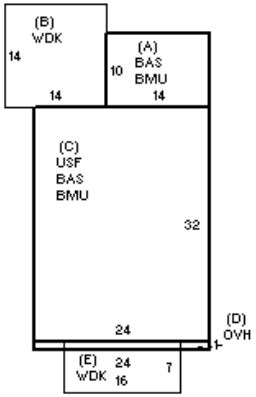
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18472	06/07/2018	15	INSULATE/WEA	2,947			100	100
13107	02/27/2013	3	ALT/RENO	3,500	04/03/2013		100	100
12312	05/14/2012	4	DETACH.STRUC		06/06/2012		100	100
11098	03/17/2011	3	ALT/RENO	94,988	11/10/2011	TL	100	100
200558	09/08/2000	4	DETACH.STRUC	300	05/09/2001	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	7,000	5 1.00	100 1.00	100 1.00	341,765	4.35	A 1.00	BGD 1.45			238,680

TOTAL	7,013 SF	ZONING	1	FRNT	70
Nbhd	TAY PT	NOTE	Deeded beach rights; Across from marina		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	238,700	211,200
BUILDING	333,700	295,300
DETACHED	0	0
OTHER	0	0
TOTAL	**572,400**	**506,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 8			0.00	

PHOTO 10/21/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/20/2021	TL
LIST	10/20/2021	EST
REVIEW		

YEAR BLT	1950	SIZE ADJ	1.010
NET AREA	1,700	DETAIL ADJ	1.000
$NLA(RCN)	$213	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	908		40.22	36,518
+	BAS	L	BASE AREA	908	1950	218.71	198,592
+	WDK	N	WOOD DECK	308		23.56	7,256
C	USF	L	UPPER STORY FIN	768	1950	119.92	92,102
D	OVH	L	OVERHANG	24	1950	199.72	4,793
	FIX	O	XTRA FIXTURES	10		2,348.78	23,488

TOTAL RCN	362,748

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$333,700