

Key: 4625

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.716

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PATTERSON HERMAN C 115 HOLLINGSWORTH RD MILTON, MA 02186				23.2-101-0				2 SMALLEY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PATTERSON HERMAN C				10/22/2007	QS	225,000	22417-246				
SMALLEY FRANCIS L				12/18/1997	XX		11123-172				

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	%
D-22-7	01/28/2022	5	DEMOLITIONS	10,000	10/13/2023	TL	0	0

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,850 4		100	1.00	235,700	1.35	A	1.00	R02		195,750

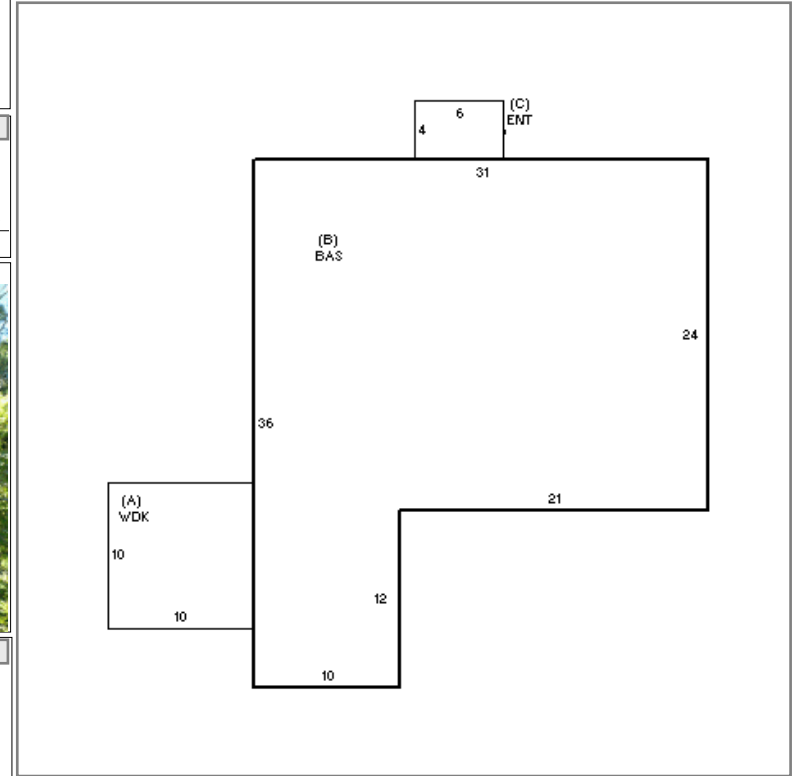
TOTAL	26,833 SF	ZONING	1	FRNT	123	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	195,800	138,600			
Infl1	AVG		BUILDING	97,200	86,000			
N_Index	AVG		DETACHED	14,700	17,000			
			OTHER	0	0			
			TOTAL	307,700	241,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90	50 0.50	8 X 22	176	14.35	1,300
SHF	A	1.00	50 0.50	10 X 10	100	16.90	800
DGF	A	1.00	50 0.50	16 X38+8 X16	736	34.27	12,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/28/2022	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	10/13/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1939	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
\$NLA(RCN)	\$148	OVERALL	0.680
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	3	FOUN. WALL	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	1	HARDWOOD	1.02
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	100		30.52	3,052
B	BAS	L	BASE AREA	864	1939	137.54	118,838
C	ENT	N	ENCLOSED ENTRY	24		79.22	1,901
	CPC	O	CAPE CELLAR	1		2,619.00	2,619
	FIX	O	XTRA FIXTURES	1		1,477.40	1,477

TOTAL RCN	127,887
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0 uc
ECON	0
DEPR	24 % GD 76
RCNLD	\$97,200