Key: 4812

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,928

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HALLAM ARTHUR R III ETUX KATHERINE A HALLAM 2 JEFFERSON RD BOURNE, MA 02532-5402	23.4-9-0	2 JEFFERSON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HALLAM ARTHUR R III ETUX	10/31/2006	QS	789,500	21486-213
RICHTER PETER G	06/03/2005	F	1	19897-331
RICHTER ANDREA &CHERYL RI	12/15/2003	F	1	18030-230

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		1	1 of 2

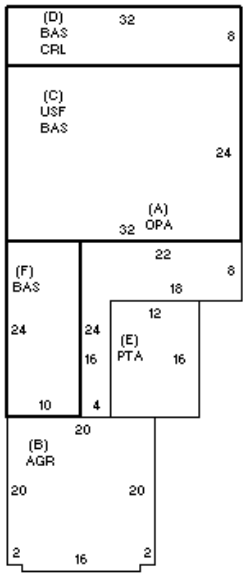
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-222	09/15/2023	1	NEW CONSTRUC	200,000			0	0
D-23-16	07/07/2023	5	DEMOLITIONS				0	0
		3	ALT/RENO		09/18/2020	TL	100	100
16626	07/25/2016	3	ALT/RENO	50,000	10/25/2021	TL	100	100
15502	06/25/2015	3	ALT/RENO	15,000	06/23/2017	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,430	7 1.00	100 1.00	100 1.00	848,520	1.29	A 1.00	CEX 3.60			713,620

TOTAL	28,445 SF	ZONING	1	FRNT	0
Nbhd	GRAY GAB	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	713,600	631,600
BUILDING	445,400	394,200
DETACHED	0	0
OTHER	128,100	113,400
TOTAL	**1,287,100**	**1,139,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 04/01/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/1/2019	TL
LIST	4/1/2019	EST
REVIEW	9/18/2020	TL

YEAR BLT	1935	SIZE ADJ	1.005
NET AREA	2,032	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	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	2	WOOD SHINGLES	1.02
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	240		70.92	17,021
B	AGR	N	ATT GARAGE	416		74.48	30,982
+	BAS	L	BASE AREA	1,264	1935	226.52	286,318
C	USF	L	UPPER STORY FIN	768	1935	131.02	100,626
D	CRL	N	BSMT CRAWL	256		41.28	10,568
E	PTA	N	PATIO	192		17.01	3,266
	BMU	N	BSMT UNFINISHED	209		73.97	15,460
	F11	O	FPL 1S 1OP	1		9,661.60	9,662
	FIX	O	XTRA FIXTURES	4		2,566.03	10,264

TOTAL RCN 484,165

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 $445,400

Key: 4812

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,929

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HALLAM ARTHUR R III ETUX KATHERINE A HALLAM 2 JEFFERSON RD BOURNE, MA 02532-5402	23.4-9-0	2 JEFFERSON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

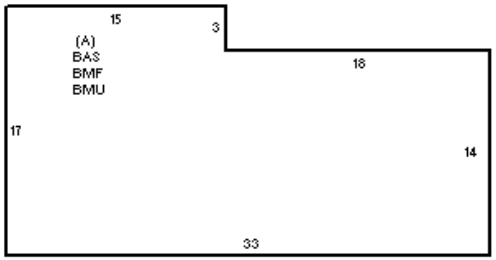
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	128,100	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/23/2017



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	4/1/2019	TL
LIST	6/23/2017	BC
REVIEW	4/1/2019	TL

YEAR BLT	1937	SIZE ADJ	1.020
NET AREA	507	DETAIL ADJ	1.000
$NLA(RCN)	$333	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	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	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	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
A	BMU	N	BSMT UNFINISHED	507		47.42	24,043
A	BMF	N	BSMT FINISH	507		45.14	22,885
A	BAS	L	BASE AREA	507	1937	223.70	113,414
	F11	O	FPL 1S 1OP	1		8,260.10	8,260

TOTAL RCN	168,602

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	
ECON	0	
DEPR	24	% GD 76
RCNLD		$128,100