

Key: 4841

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.958

LEGAL

LAND

DETACHED

BUILDING

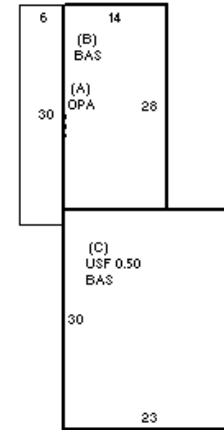
CURRENT OWNER				PARCEL ID				LOCATION			
FERNALD NANCY E & EMILY F HODGE 143 SHORE RD BOURNE, MA 02532				23.4-34-0				143 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FERNALD NANCY E & RIBICH WILLIAM A &				07/25/2014	QS	410,000	28286-144				
				12/09/1980	QS	105,000	3206-135				

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	%
17301	05/01/2017	4	DETACH.STRUC		05/15/2018	TL	100	100
16790	09/14/2016	3	ALT/RENO	70,000	05/15/2018	TL	100	100
16607	07/21/2016	3	ALT/RENO	13,400	05/15/2018	TL	100	100
12050	01/19/2012	4	OUT BUILDING	4,000	01/23/2015	DB	100	100
09621	11/24/2009	3	ALT/RENO	5,400	10/04/2011	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	6	1.00	100	1.00	100	1.00	294,625	1.00	A	1.00	R07	1.25		270,490
300	A	1,144	6	1.00	100	1.00	100	1.00	20,375	1.00	A	1.00	R07	1.25		23,310

TOTAL	2.061 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE FBN is finished on 2nd level with gas heat	LAND	293,800	260,000			
Infl1	AVG		BUILDING	304,500	269,500			
N_Index	AVG		DETACHED	68,100	64,800			
			OTHER	84,000	74,400			
			TOTAL	750,400	668,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	S	3.00	10 0.90 21 X 27		567	98.90	50,500
DGF	A	1.00	10 0.90 19 X 24		456	38.49	15,800
SHF	A	1.00	10 0.90 8 X 15		120	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	4/4/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/4/2018	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	5/15/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1820	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	362,465															
NET AREA	1,427	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	OPA	N	OPEN PORCH	180		86.38	15,548																	
\$NLA(RCN)	\$254	OVERALL	1.240	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,082	1820	253.69	274,491																	
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	345	1820	145.41	50,167																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00			O	CAPE CELLAR	1		4,990.10	4,990																	
				FLOOR COVER	2	SOFTWOOD	1.02		F21	O	FPL 2S 10P	1		11,641.40	11,641																	
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	2		2,814.20	5,628																	
				HEATING/COOLING	2	HOT WATER	1.02																									
				FUEL SOURCE	2	GAS	1.00																									
				USE	0		1.00																									
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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	%

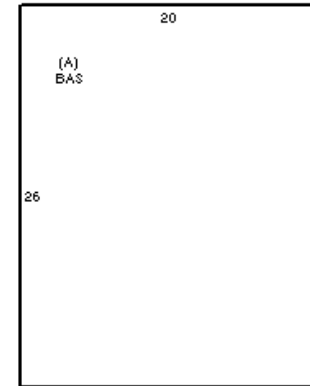
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	84,000	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/15/2018
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/4/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/4/2018	EST
STYLE	16	1.00	BUNGALOW [100%]	REVIEW	8/3/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	110,563		
NET AREA	520	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	520	1930	212.62	110,563	CONDITION ELEM	CD		
\$NLA(RCN)	\$213	OVERALL	0.960	EXT COVER	2	CLAPBOARD	1.00									EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00								INTERIOR	A		
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	A		
ROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.02									BATHS	A		
BEDROOMS	1	1.00		INT. FINISH	4	WALL BOARD	0.96									HEAT	A		
BATHROOMS	1	1.00		HEATING/COOLING	7	FL/WALL UNIT	0.98									ELECT	A		
BATHROOMS	1	1.00		FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE		1995 / 27	
FIXTURES	5	1.00		USE	0		1.00									COND	24	24 %	
GARAGE CAPACITY	0	1.00														FUNC	0		
% BSMT FINISH	0	1.00														ECON	0		
# OF HALF BATHS	0	1.00														DEPR	24	% GD	76
# OF UNITS	1	1.00														RCNLD		\$84,000	