

Key: 4910

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.035

LEGALS

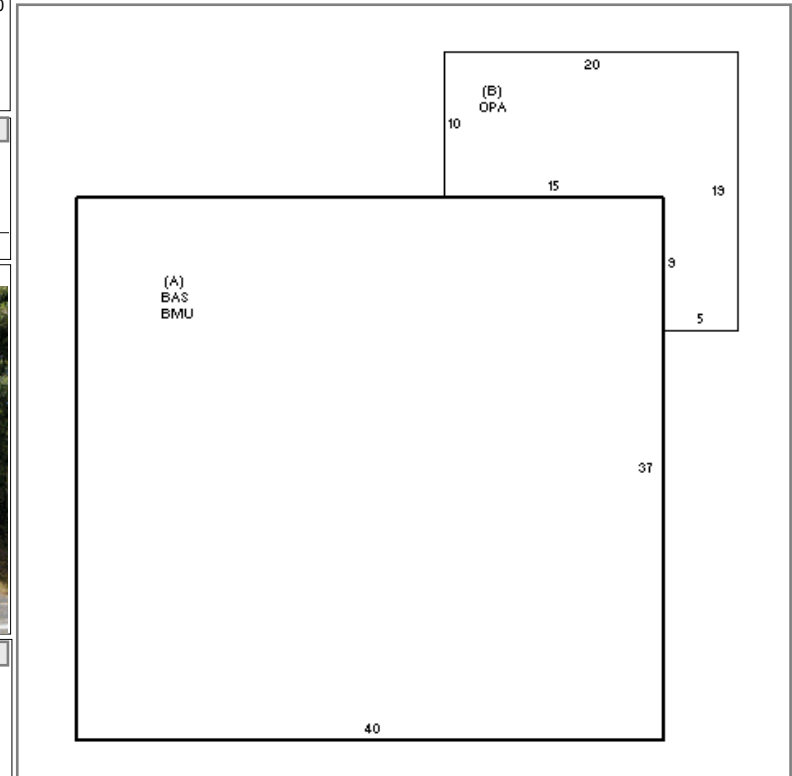
CURRENT OWNER		PARCEL ID	LOCATION		
O'CONNOR COLLINS C JR 9 HARBOR VIEW RD POCASSET, MA 02559		24.0-41-0	52 WATERHOUSE RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
O'CONNOR COLLINS C JR HANDY CARLETON T		07/11/2006	A XX	70,000	21174-232 N/A-N/A

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 %
15535	07/06/2015	3	ALT/RENO	11,000	09/21/2020	TL	100 100
06566	09/12/2006	14	SOLAR	80,000	11/05/2015	JB	100 100
		1	NEW CONSTRUC		09/13/2007		

LAND

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	190,917	1.00	10	0.90 R04	175,280
300	A	0.937	6	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00 R04	13,750

TOTAL	1.856 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	PER ENGINEERING PLAN THIS LAND COULD BE BLD 2/8/01;STEEP GRADE=TOPO			LAND	189,000	185,900
Infl1	AVG		BUILDING	301,300	269,700			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
						TOTAL	492,100	457,300



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/22/2021
SHF	A	1.00	10 0.90		120	16.42	1,800		

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2020	TL
MODEL	1		RESIDENTIAL	LIST	9/21/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/21/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2006	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	342,383				
NET AREA	1,480	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BMU	N	BSMT UNFINISHED	1,480		30.48	45,111	CONDITION ELEM	CD				
\$NLA(RCN)	\$231	OVERALL	0.940	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,480	2006	175.03	259,050	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	245		56.15	13,757	INTERIOR	A				
				ROOF COVER	1	ASPH/COMP SHIN	1.00		BMG	O	BSMT GARAGE	3		6,800.50	20,402	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	2		2,031.75	4,064	BATHS	A				
				INT. FINISH	2	DRYWALL	1.00									HEAT	A				
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A				
				FUEL SOURCE	2	GAS	1.00														
				USE	0		1.00														
																		EFF.YR/AGE	2007 / 15		
																		COND	12 12 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	12	% GD	88
																		RCNLD	\$301,300		