

Key: 4979

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.107

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
COLEMAN PAUL F & DIANE B COLEMAN 3 COASTAL WAY BOURNE, MA 02532				24.2-2-2				3 COASTAL WAY				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				COLEMAN PAUL F & HADDAD PATRICIA A TR OF BRISTOW HOWARD C				08/13/2018	QS	485,000	31459-74	
						05/21/2002	J	165,000	15181-320			
						05/21/2002	X		15181-304			

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	%
03429	07/01/2003	9	DECK	3,000	08/18/2003	TL	100	100

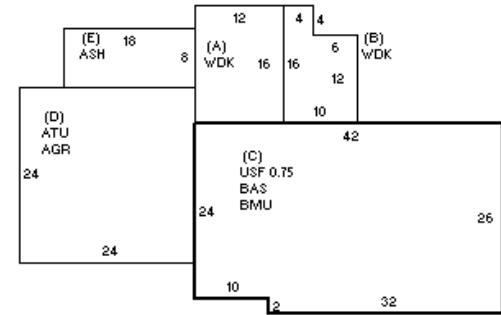
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,259 6		1.00	100 1.00	294,625	1.57	A	1.00	R07	1.25	235,690

TOTAL	22,216 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	235,700	208,600			
Infl1	AVG		BUILDING	434,900	384,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	670,600	593,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/12/2019	RP
MODEL	1		RESIDENTIAL	LIST	8/12/2019	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/12/2019	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	1986	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	517,686																																							
NET AREA	1,876	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	328		25.37	8,321																																									
\$NLA(RCN)	\$276	OVERALL	1.120	EXT COVER	2	CLAPBOARD	1.00	C	BMU	N	BSMT UNFINISHED	1,072		43.31	46,430																																									
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	1,072	1986	228.01	244,427																																									
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	804	1986	127.86	102,802																																									
				FLOOR COVER	1	HARDWOOD	1.02	D	AGR	N	ATT GARAGE	576		73.41	42,284																																									
				INT. FINISH	2	DRYWALL	1.00	D	ATU	N	ATTIC UNF	576		50.20	28,916																																									
				HEATING/COOLING	11	HT WATER CL AIR	1.05	E	ASH	N	ATT SHED	144		27.53	3,965																																									
				FUEL SOURCE	1	OIL	1.00		BMF	N	BSMT FINISH	536		52.04	27,895																																									
				USE	0		1.00		FIX	O	XTRA FIXTURES	5		2,529.46	12,647																																									
<table border="1"> <thead> <tr> <th colspan="2">CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> </thead> <tbody> <tr> <td>STORIES</td> <td></td> <td>1.75</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td></td> <td>6</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td></td> <td>3</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td></td> <td>2</td> <td>1.00</td> </tr> <tr> <td>FIXTURES</td> <td></td> <td>10</td> <td>1.00</td> </tr> <tr> <td>GARAGE CAPACITY</td> <td></td> <td>2</td> <td>1.00</td> </tr> <tr> <td>% BSMT FINISH</td> <td></td> <td>0</td> <td>1.00</td> </tr> <tr> <td># OF HALF BATHS</td> <td></td> <td>1</td> <td>1.00</td> </tr> <tr> <td># OF UNITS</td> <td></td> <td>1</td> <td>1.00</td> </tr> </tbody> </table>																	CAPACITY		UNITS	ADJ	STORIES		1.75	1.00	ROOMS		6	1.00	BEDROOMS		3	1.00	BATHROOMS		2	1.00	FIXTURES		10	1.00	GARAGE CAPACITY		2	1.00	% BSMT FINISH		0	1.00	# OF HALF BATHS		1	1.00	# OF UNITS		1	1.00
CAPACITY		UNITS	ADJ																																																					
STORIES		1.75	1.00																																																					
ROOMS		6	1.00																																																					
BEDROOMS		3	1.00																																																					
BATHROOMS		2	1.00																																																					
FIXTURES		10	1.00																																																					
GARAGE CAPACITY		2	1.00																																																					
% BSMT FINISH		0	1.00																																																					
# OF HALF BATHS		1	1.00																																																					
# OF UNITS		1	1.00																																																					
<table border="1"> <thead> <tr> <th colspan="2">CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> <td>G</td> </tr> <tr> <td>INTERIOR</td> <td></td> <td>G</td> </tr> <tr> <td>KITCHEN</td> <td></td> <td>G</td> </tr> <tr> <td>BATHS</td> <td></td> <td>A</td> </tr> <tr> <td>HEAT</td> <td></td> <td>A</td> </tr> <tr> <td>ELECT</td> <td></td> <td>A</td> </tr> </tbody> </table>																	CONDITION ELEM		CD	EXTERIOR		G	INTERIOR		G	KITCHEN		G	BATHS		A	HEAT		A	ELECT		A																			
CONDITION ELEM		CD																																																						
EXTERIOR		G																																																						
INTERIOR		G																																																						
KITCHEN		G																																																						
BATHS		A																																																						
HEAT		A																																																						
ELECT		A																																																						
<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">2003 / 19</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>16</td> <td>16 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>16</td> <td>% GD 84</td> </tr> </tbody> </table>																	EFF.YR/AGE	2003 / 19		COND	16	16 %	FUNC	0		ECON	0		DEPR	16	% GD 84																									
EFF.YR/AGE	2003 / 19																																																							
COND	16	16 %																																																						
FUNC	0																																																							
ECON	0																																																							
DEPR	16	% GD 84																																																						
<table border="1"> <thead> <tr> <th>RCNLD</th> <th>\$434,900</th> </tr> </thead> </table>																	RCNLD	\$434,900																																						
RCNLD	\$434,900																																																							