

Key: 4980

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.108

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HENDERSON FOREST E & C/O HENDERSON EILENE & FOREST 5 COASTAL WAY BOURNE, MA 02532				24.2-2-3				5 COASTAL WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HENDERSON EILENE & FOREST				08/23/2023	F		1 35952-293				
HENDERSON FOREST E &				03/20/2000	QS	370,000	12890-304				
FERLAZZO ANTHONY J &				04/22/1997	XX		10707-204				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
10414	07/13/2010	3	ALT/RENO	20,000	03/29/2012		100 100
07380	07/02/2007	9	DECK	900	06/30/2008	DB	100 100
03720	10/06/2003	2	ADDITIONS	45,000	06/30/2008	DB	100 100
02759	11/14/2002	4	DETACH.STRUC	32,500	08/18/2003	TL	100 100

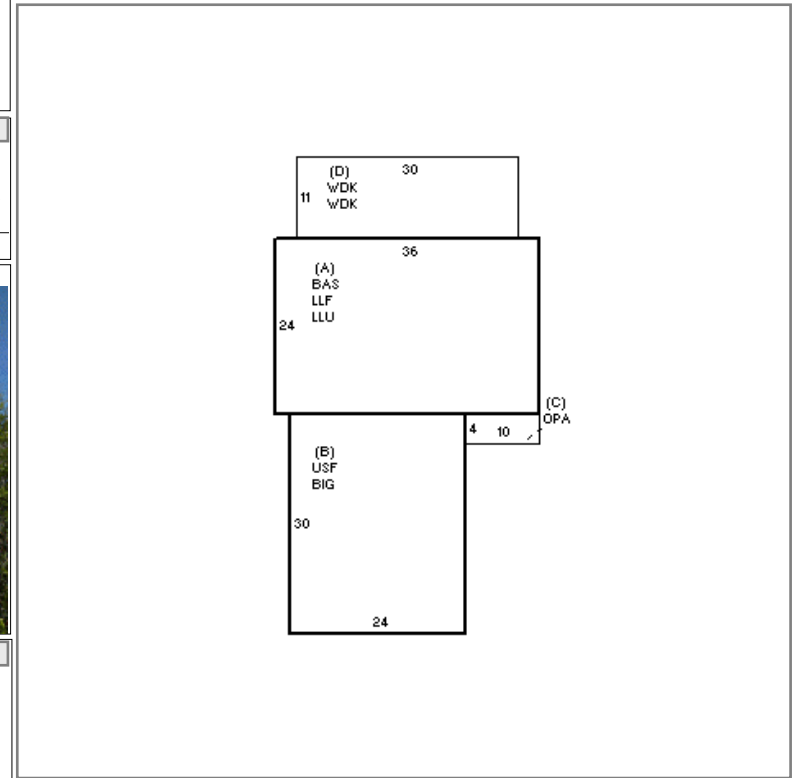
TOTAL	33,411 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE PROPERTY ABUTS CANAL	LAND	515,200	456,000			
Inf1	AVG		BUILDING	422,200	383,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	90,700	80,300			
			TOTAL	1,028,100	919,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/10/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/10/2023	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/23/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	541,224
NET AREA	2,448	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	864		42.15	36,417		
\$NLA(RCN)	\$221	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	864	1986	71.73	61,975		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	864	1986	260.88	225,399		
				ROOF COVER	2	WOOD SHINGLES	1.02	B	BIG	N	BUILT-IN GARAGE	720		97.02	69,854		
				FLOOR COVER	1	HARDWOOD	1.02	B	USF	L	UPPER STORY FIN	720	1986	143.04	102,991		
				INT. FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	40		107.19	4,287		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	D	WDK	N	WOOD DECK	660		28.10	18,547		
				FUEL SOURCE	2	GAS	1.00	F	F11	O	FPL 1S 1OP	1		10,548.00	10,548		
				USE	0		1.00		FIX	O	XTRA FIXTURES	4		2,801.45	11,206		



CONDITION ELEM	CD	
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD	\$422,200	

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.109

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
HENDERSON FOREST E & C/O HENDERSON EILENE & FOREST 5 COASTAL WAY BOURNE, MA 02532		24.2-2-3		5 COASTAL WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

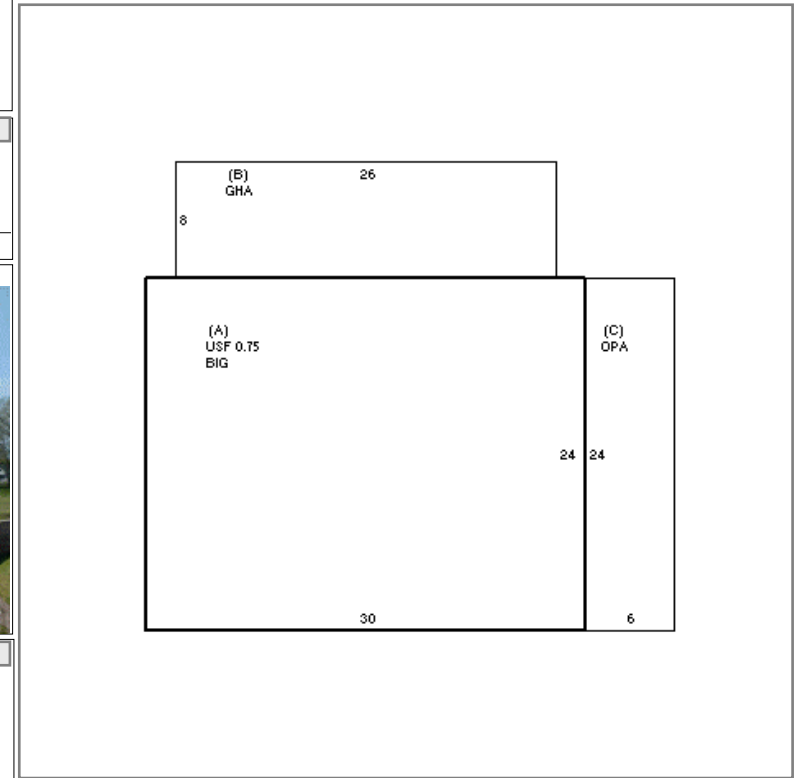
LAND

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	90,700	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/10/2023
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/10/2023	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	5/10/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	540	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95
\$NLA(RCN)	\$198	OVERALL	0.760	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	2	WOOD SHINGLES	1.02
ROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	6	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	1	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	106,739
A	BIG	N	BUILT-IN GARAGE	720		60.03	43,221		
A	USF	L	UPPER STORY FIN	540	2003	89.56	48,364		
B	GHA	N	ATT GREENHOUSE	208		25.86	5,379		
C	OPA	N	OPEN PORCH	144		55.85	8,042		
	FIX	O	XTRA FIXTURES	1		1,733.70	1,734		
CONDITION ELEM								CD	
EXTERIOR								A	
INTERIOR								A	
KITCHEN								A	
BATHS								A	
HEAT								A	
ELECT								A	
EFF.YR/AGE		2004 / 18							
COND	15	15	%						
FUNC	0								
ECON	0								
DEPR	15	%	GD	85					
RCNLD									\$90,700