

Key: 5032

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.162

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
FU JINLAI & SHARON HU TRS JINLAI & SHARON REVO LIV TRUST 3 FARNUM RD BOURNE, MA 02532		24.2-58-0		3 FARNUM RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FU JINLAI & SHARON HU TRS		04/08/2022	F	1 35035-282	
HU SHARON & NELSON WILLIAM A & JOYCE		01/05/2022	QS	1,030,000 34808-168	
		03/30/2006	F	1 20865-286	

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	%	
EXB-22-380	06/22/2022	14	SOLAR	25,976				100	100
EXB-21-593	08/25/2021	3	ALT/RENO	25,000				100	100
		3	ALT/RENO		09/22/2020	TL		100	100
980005	01/03/1998	2	ADDITIONS	30,000	02/09/1999	JS		100	100
950441	09/11/1995	2	ADDITIONS	10,000	08/14/1996	JS		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 6	1.00	100	1.00	589,250	1.00	A	1.00	CEX	2.50	540,980
300	A	0.037 6	1.00	100	1.00	40,750	1.00	A	1.00	CEX	2.50	1,510

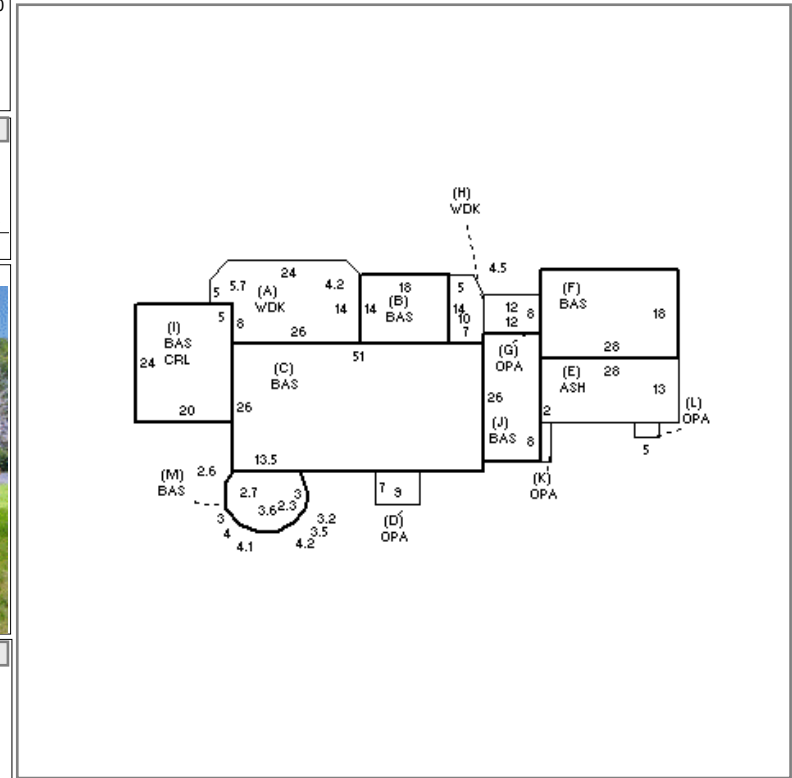
TOTAL	41,600 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	542,500	480,100
Inf1	AVG		BUILDING	562,700	502,900			
N_Index	AVG		DETACHED	28,900	23,800			
			OTHER	0	0			
						TOTAL	1,134,100	1,006,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	G	1.20 10 0.90	24 X 24		576	53.52	27,700
WDK	A	1.00 50 0.50	6 X 6 GARAGE		36	18.30	300
WDK	A	1.00 50 0.50	6 X 24 GARAG		96	18.30	900

PHOTO 02/04/2022

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/22/2020	TL
MODEL	1		RESIDENTIAL	LIST	5/5/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/23/2023	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1983	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	632,194															
NET AREA	3,052	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	569		23.85	13,569																	
\$NLA(RCN)	\$207	OVERALL	1.020	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	2,572	1983	183.58	472,163																	
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	190		72.96	13,863																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	ASH	N	ATT SHED	364		23.26	8,466																	
				FLOOR COVER	1	HARDWOOD	1.02	I	CRL	N	BSMT CRAWL	480		28.68	13,766																	
				INT. FINISH	2	DRYWALL	1.00	I	BAS	L	BASE AREA	480	1998	183.58	88,118																	
				HEATING/COOLING	11	HT WATER CL AIR	1.05	FIX	O	XTRA FIXTURES	7			2,377.43	16,642																	
				FUEL SOURCE	2	GAS	1.00	KIT	O	EXTRA KITCHEN	1			5,607.60	5,608																	
				USE	0		1.00																									
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