

Key: 5121

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.256

LEGAL

LAND

DETACHED

BUILDING

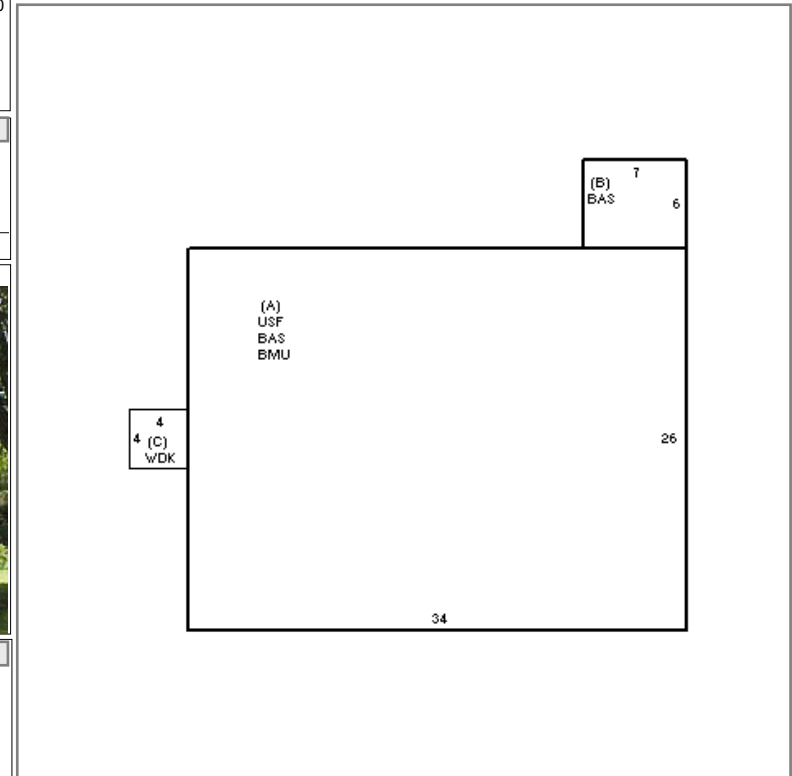
CURRENT OWNER				PARCEL ID				LOCATION			
CURRENCE HAZEL PO BOX 3156 BOURNE, MA 02532				24.3-39-0				39 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CURRENCE HAZEL				09/29/2022	F	1 35395-1					
CURRENCE HAZEL				02/21/2019	H	1 31844-273					
HARDING ALBERTA V				08/05/1992	A	1 08146-00040					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO-FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18482	06/11/2018	6	FENCE				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	0.642	6	1.00	100	1.00	100	1.00	20,375	1.00	A	1.00 R07 1.25	13,080

TOTAL	1.560 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	283,600	251,000
Infl1	AVG		LAND	256,000	226,500			
N_Index	AVG		DETACHED	1,700	1,600			
			OTHER	0	0			
					TOTAL	541,300	479,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10' X 15'	150	16.42	1,700



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2013	JB
MODEL	1		RESIDENTIAL	LIST	6/15/2013	JB
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/16/2013	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.010
NET AREA	1,810	DETAIL ADJ	1.000
\$NLA(RCN)	\$186	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	2	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	884		38.30	33,860
A	USF	L	UPPER STORY FIN	884	1920	113.08	99,959
+	BAS	L	BASE AREA	926	1920	208.30	192,885
C	WDK	N	WOOD DECK	16		74.19	1,187
	FIX	O	XTRA FIXTURES	4		2,236.83	8,947

TOTAL RCN	336,838	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$256,000	