Key: 5320

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,462

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HATCH KENNETH A & JENNIFER R 75 GILDER ROAD BOURNE, MA 02532	26.1-94-0	75 GILDER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HATCH KENNETH A & JENNIFE	11/13/2017	F	1	30892-187
HATCH ARTHUR A & LORRAINE	08/19/2013	F	1	27631-194
HATCH ARTHUR A &		XX		03481-0189

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	%
19037	01/28/2019	2	ADDITIONS	42,000	07/24/2019	RP	100	100
16676	08/11/2016	3	ALT/RENO	3,000	05/01/2018		100	100
980330	06/16/1998	2	ADDITIONS	4,995	02/05/1999	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500	7 1.00	100 1.00	100 1.00	848,520	2.01	A 1.00	CEX 3.60			646,260

TOTAL	16,509 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

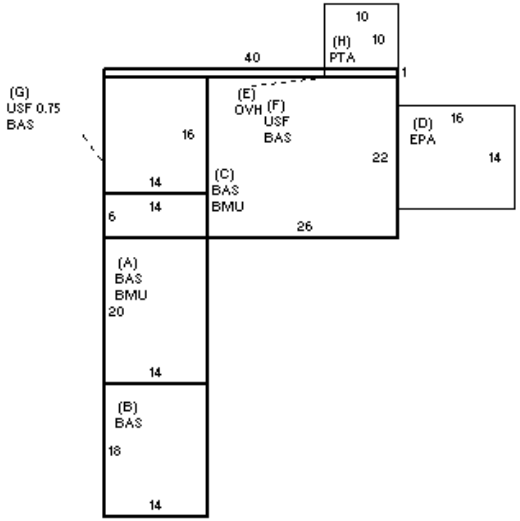
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	646,300	572,000
BUILDING	322,800	285,600
DETACHED	29,800	28,400
OTHER	0	0
TOTAL	**998,900**	**886,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	V 1.30	10 0.90	22 X 26	2019	572	57.98	29,800

PHOTO 07/24/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/24/2019	RP
LIST	7/24/2019	EST
REVIEW	11/5/2019	TL

YEAR BLT	1929	SIZE ADJ	1.005
NET AREA	2,192	DETAIL ADJ	1.000
$NLA(RCN)	$194	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	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	2	WOOD SHINGLES	1.02
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	4	STEAM	0.99
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	364		64.78	23,580
+	BAS	L	BASE AREA	1,412	1929	193.59	273,349
D	EPA	N	ENCLOSED PORCH	224		68.84	15,419
E	OVH	L	OVERHANG	40	1929	191.11	7,644
+	USF	L	UPPER STORY FIN	740	1929	114.74	84,909
H	PTA	N	PATIO	100		15.35	1,535
	F21	O	FPL 2S 1OP	1		9,295.70	9,296
	FIX	O	XTRA FIXTURES	4		2,247.15	8,989

TOTAL RCN	424,720

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			$322,800