

Key: 5335

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.478

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION         |  |  |  |
|--|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| VILES DOUGLAS T<br>PO BOX 334<br>HARRISVILLE, NH 03450 |  |  |  | 26.1-108-0 |    |            |              | 97 PRESIDENTS RD |  |  |  |
| TRANSFER HISTORY                                       |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                  |  |  |  |
| VILES DOUGLAS T  |  |  |  | 11/01/1999 | QS | 159,900    | 12636-73     |                  |  |  |  |
| PARKES RALPH E JR &                                    |  |  |  | 01/22/1999 | QS | 139,900    | 12010-335    |                  |  |  |  |
| MASTRIA ROBERT &                                       |  |  |  | 08/09/1988 | QS | 140,000    | 6386-114     |                  |  |  |  |

| 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    | % |
|        |        |               |      |        |       |    |        |   |

LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 12,125 7 | 1.00 | 100   | 1.00    | 100      | 1.00 | A    | 1.00 | BGD | 1.80       | 310,770   |

| TOTAL   | 12,110 SF | ZONING | 1        | FRNT    | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|---------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd    | GRAY GAB  | NOTE   |          |         |         | LAND         | 310,800        | 275,000        |
| Infl1   | AVG       |        | BUILDING | 130,900 | 115,900 |              |                |                |
| N_Index | AVG       |        | DETACHED | 0       | 0       |              |                |                |
|         |           |        | OTHER    | 0       | 0       |              |                |                |
|         |           |        |          |         |         | <b>TOTAL</b> | <b>441,700</b> | <b>390,900</b> |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/10/2018 | TL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/10/2018 | TL |
| STYLE    | 6  | 0.70 | COTTAGE [100%]    | REVIEW  |           |    |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

BLDG COMMENTS

G

| YEAR BLT   | 1935  | SIZE ADJ   | 1.015 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT  | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 176,949 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|------|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,200 | DETAIL ADJ | 1.000 | FOUNDATION      | 1  | PIER           | 1.00 | A | BMU  | N | BSMT UNFINISHED | 400   |      | 44.86     | 17,945  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$147 | OVERALL    | 0.720 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A | W/DK | N | WOOD DECK       | 400   |      | 15.61     | 6,244   | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | BAS  | L | BASE AREA       | 800   | 1935 | 150.74    | 120,595 | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B | USF  | L | UPPER STORY FIN | 400   | 1935 | 80.41     | 32,165  | KITCHEN        | A       |            |            |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 |   |      |   |                 |       |      |           |         | BATHS          | A       |            |            |
|            |       |            |       | INT. FINISH     | 5  | OTHER          | 1.00 |   |      |   |                 |       |      |           |         | HEAT           | A       |            |            |
|            |       |            |       | HEATING/COOLING | 7  | FL/WALL UNIT   | 0.98 |   |      |   |                 |       |      |           |         | ELECT          | O       |            |            |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |      |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | USE             | 0  |                | 1.00 |   |      |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |                 |    |                |      |   |      |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1993 / 29  |
|            |       |            |       |                 |    |                |      |   |      |   |                 |       |      |           |         |                |         | COND       | 26 26 %    |
|            |       |            |       |                 |    |                |      |   |      |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |      |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |      |   |                 |       |      |           |         |                |         | DEPR       | 26 % GD 74 |
|            |       |            |       |                 |    |                |      |   |      |   |                 |       |      |           |         |                |         | RCNLD      | \$130,900  |