

Key: 5505

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.648

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
OBRIEN KAREN A 335 WHIPPLE HILL RD RICHMOND, NH 03470										26.2-88-0				25 OLD DAM RD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
OBRIEN KAREN A										02/10/2016	H	1 29445-319					
OBRIEN JOHN F &										01/18/2008	F	100 22614-19					
OBRIEN JOHN F										01/18/2008	F	100 22614-16					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
890705	11/21/1989	4	OTHER DETACH.STRUC		07/24/2017 03/01/1990	TL RG	100 100	100 100

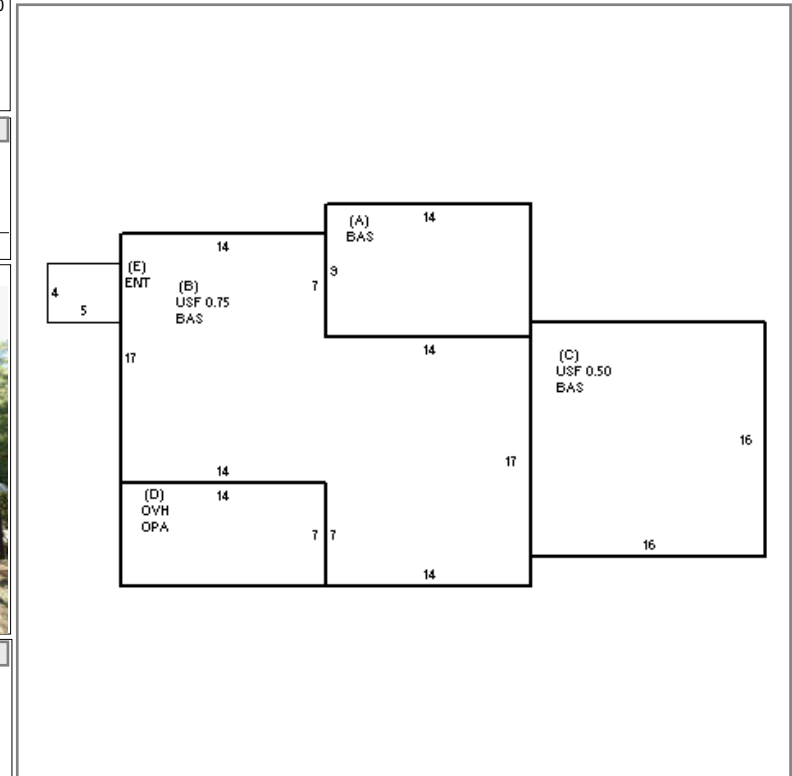
LAND

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	0.182	6	1.00	100	1.00	100	1.00	20,375	1.00	A	1.00 R07 1.25	3,710

TOTAL	1.100 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	274,200	242,700			
Infl1	AVG		BUILDING	219,200	187,600			
N_Index	AVG		DETACHED	0	3,100			
			OTHER	66,200	61,400			
			TOTAL	559,600	494,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/19/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/24/2017	REF
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/19/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

LAND

YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,441	DETAIL ADJ	1.000
\$NLA(RCN)	\$200	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	858	1900	209.33	179,605
+	USF	L	UPPER STORY FIN	485	1900	116.15	56,333
D	OPA	N	OPEN PORCH	98		75.86	7,435
D	OVH	L	OVERHANG	98	1900	191.17	18,735
E	ENT	N	ENCLOSED ENTRY	20		120.55	2,411
	CPC	O	CAPE CELLAR	1		3,985.90	3,986
	F21	O	FPL 2S 1OP	1		9,298.80	9,299
	FIX	O	XTRA FIXTURES	1		2,248.40	2,248
	MST	O	MAS/METAL STACK	2		4,212.90	8,426

TOTAL RCN	288,478	
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	\$219,200	

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12/18/2023 6:02 pm SEQ #: 5.649

LEGAL

LAND

DETACHED

BUILDING

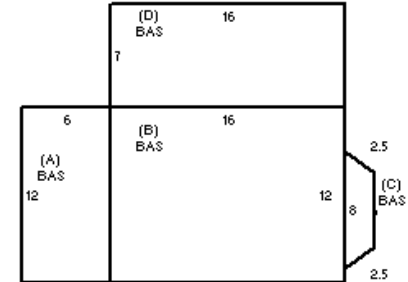
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						TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	66,200	
Infl1					
N_Index					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/19/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/19/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/19/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	82,778
NET AREA	389	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	389	1920	212.80	82,778		
\$NLA(RCN)	\$213	OVERALL	0.980	EXT COVER	1	WOOD SHINGLE	1.02										
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00									
STORIES	1		1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00										
ROOMS	2		1.00	FLOOR COVER	6	TILE	1.02										
BEDROOMS	1		1.00	INT. FINISH	1	PLASTER	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	8	HEAT PUMP	1.04										
FIXTURES	5		1.00	FUEL SOURCE	2	GAS	1.00										
GARAGE CAPACITY	0		1.00	USE	0		1.00										
% BSMT FINISH	0		1.00														
# OF HALF BATHS	0		1.00														
# OF UNITS	1		1.00														
																EFF.YR/AGE	1999 / 23
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$66,200