

Key: 5510

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.653

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| ROBERTS KARA D 7 OLDE FORGE LN BOURNE, MA 02532 | | | | 26.2-93-0 | | | | 7 OLDE FORGE LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| ROBERTS KARA D | | | | 06/21/2016 | H | 1 | 29742-278 | | | | |
| ROBERTS JEFFREY D & | | | | 09/01/2000 | QS | 154,000 | 13217-123 | | | | |
| J & C PROPERTIES LTD | | | | 12/16/1992 | L | 73,869 | 08359-00151 | | | | |

| 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 | % |
| 04760 | 10/15/2004 | 3 | ALT/RENO | 13,600 | 12/01/2004 | TL | 100 | 100 |
| 920276 | 06/02/1992 | 3 | ALT/RENO | 10,000 | 03/25/1993 | JS | 100 | 100 |

LAND

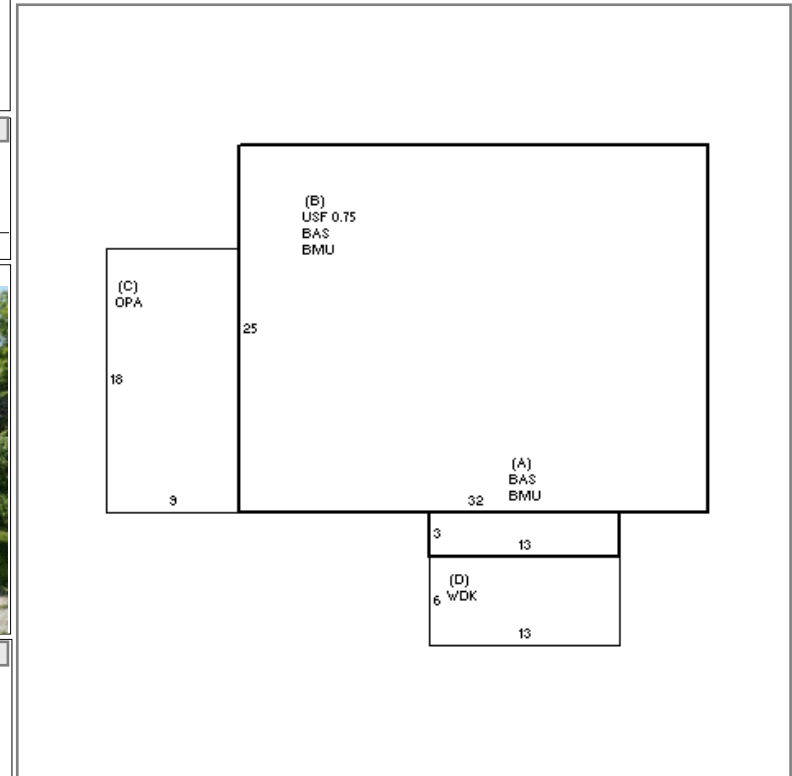
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 28,000 | 6 | 1.00 | 100 | 1.00 | 100 | 1.00 | 294,625 | 1.30 | A | 1.00 | R07 | 1.25 | | 246,960 |

| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 28,009 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | BOURNE | NOTE | LAND | 247,000 | 218,600 | | | |
| Infl1 | AVG | | BUILDING | 228,600 | 201,800 | | | |
| N_Index | AVG | | DETACHED | 4,800 | 7,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 480,400 | 427,800 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| DGF | A | 1.00 | 50 0.50 | 10 X 18 | 180 | 53.31 | 4,800 |

PHOTO 05/30/2023

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/30/2023 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/30/2023 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 7/12/2023 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1946 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 300,848 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,439 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 839 | | 39.60 | 33,227 | | |
| \$NLA(RCN) | \$209 | OVERALL | 1.070 | EXT COVER | 4 | VINYL | 1.00 | + | BAS | L | BASE AREA | 839 | 1946 | 215.37 | 180,694 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | USF | L | UPPER STORY FIN | 600 | 1946 | 119.50 | 71,701 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | OPA | N | OPEN PORCH | 162 | | 70.98 | 11,499 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | D | WDK | N | WOOD DECK | 78 | | 47.79 | 3,727 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | 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 | \$228,600 |