

Key: 5543

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.685

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION        |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| GEORGESON CARL & KATHLEEN TRS<br>GEORGESON FAMILY INVESTMENT TR<br>1 OLDE FORGE LANE<br>BOURNE, MA 02532 |  |  |  | 26.2-134-0 |    |            |              | 1 OLDE FORGE LN |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| GEORGESON CARL & KATHLEEN  |  |  |  | 09/04/2019 | F  | 100        | 32268-108    |                 |  |  |  |
| GEORGESON CARL L &   |  |  |  | 06/30/2017 | QS | 490,000    | 30603-28     |                 |  |  |  |
| HOLMBERG HENRY G TR OF   |  |  |  | 02/12/2009 | N  |            | 23441-167/8  |                 |  |  |  |

| 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    | %   |
| 02372  | 06/13/2002 | 4             | DETACH.STRUC |         | 07/20/2004 | TL | 100    | 100 |
| 940534 | 11/02/1994 | 1             | NEW CONSTRUC | 170,000 | 03/18/1996 | JC | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 20,820   | 6    | 1.00  | 100     | 1.00     | 1.00 | 1.00 | 1.00 | R07 | 1.25       | 232,870   |

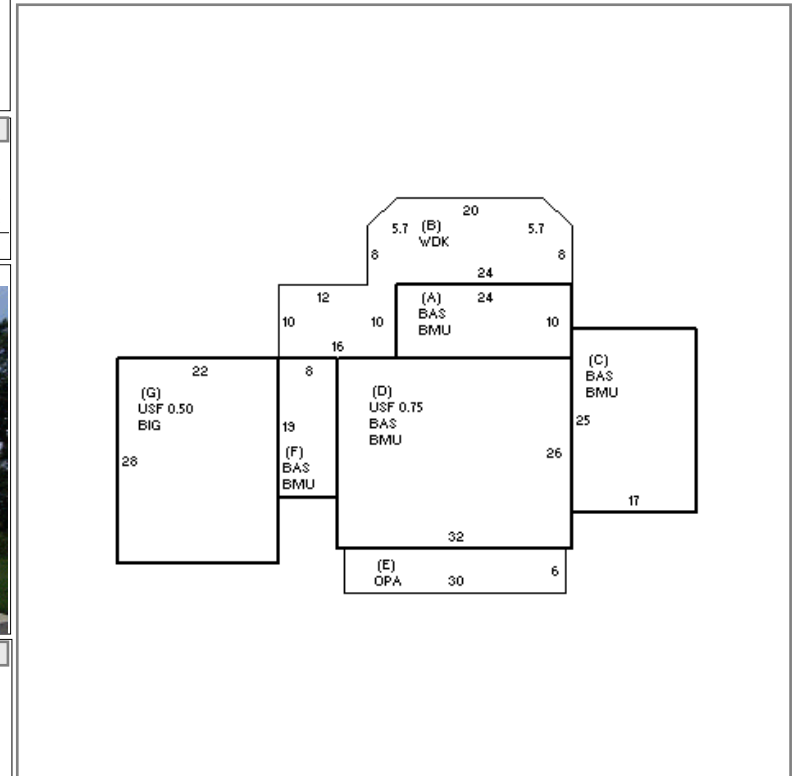
|         |           |        |          |         |         |          |         |          |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL   | 20,822 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | BOURNE    | NOTE   | LAND     | 232,900 | 206,100 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 495,300 | 438,300 |          |         |          |
| N_Index | AVG       |        | DETACHED | 0       | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        | TOTAL    | 728,200 | 644,400 |          |         |          |

| TY  | QUAL | COND | DIM/NOTE       | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 10 0.90 8 X 10 |    |       | 0.00      |       |



BLDG COMMENTS

| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/5/2017 | TL |
|----------|----|------|-------------------|---------|----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/5/2017 | TL |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  |          |    |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |          |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |          |    |



| YEAR BLT        | 1994  | SIZE ADJ   | 1.000 |
|-----------------|-------|------------|-------|
| NET AREA        | 2,581 | DETAIL ADJ | 1.000 |
| \$NLA(RCN)      | \$240 | OVERALL    | 1.100 |
| CAPACITY        |       | UNITS      | ADJ   |
| STORIES         |       | 1.75       | 1.00  |
| ROOMS           | 6     |            | 1.00  |
| BEDROOMS        | 3     |            | 1.00  |
| BATHROOMS       | 2     |            | 1.00  |
| FIXTURES        | 11    |            | 1.00  |
| GARAGE CAPACITY | 2     |            | 1.00  |
| % BSMT FINISH   | 0     |            | 1.00  |
| # OF HALF BATHS | 1     |            | 1.00  |
| # OF UNITS      | 1     |            | 1.00  |

| ELEMENT         | CD | DESCRIPTION    | ADJ  |
|-----------------|----|----------------|------|
| FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 |
| EXT COVER       | 4  | VINYL          | 1.00 |
| ROOF SHAPE      | 1  | GABLE          | 1.00 |
| ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER     | 1  | HARDWOOD       | 1.02 |
| INT. FINISH     | 2  | DRYWALL        | 1.00 |
| HEATING/COOLING | 9  | WARM-COOL AIR  | 1.03 |
| FUEL SOURCE     | 2  | GAS            | 1.00 |
| USE             | 0  |                | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,649 |      | 34.25     | 56,475  |
| + | BAS | L | BASE AREA       | 1,649 | 1994 | 208.54    | 343,887 |
| B | WDK | N | WOOD DECK       | 480   |      | 24.67     | 11,842  |
| + | USF | L | UPPER STORY FIN | 932   | 1994 | 124.34    | 115,881 |
| E | OPA | N | OPEN PORCH      | 180   |      | 75.49     | 13,589  |
| G | BIG | N | BUILT-IN GARAGE | 616   |      | 85.18     | 52,471  |
|   | F21 | O | FPL 2S 1OP      | 1     |      | 10,174.40 | 10,174  |
|   | FIX | O | XTRA FIXTURES   | 6     |      | 2,459.77  | 14,759  |

| TOTAL RCN      | 619,078    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 1999 / 23  |
| COND           | 20 20 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 20 % GD 80 |
| RCNLD          | \$495,300  |