Key: 5630

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,773

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HALLIDAY JAMES J FAM TRUST & KAREN A HALLIDAY FAM TRUST 44 ROUTE 28A POCASSET, MA 02559	26.3-66-0	46 SEABREEZE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HALLIDAY JAMES J FAM TRUS	06/07/2022	F	10	35173-23
HALLIDAY JAMES J & KAREN	11/25/2009	F	1	24192-345
HALLIDAY JAMES ETUX	02/27/2003	F	1	16468-258

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	%
000		13	OTHER		02/09/2015	DB	100	100
03188	04/07/2003	8	POOL	22,500	08/25/2003	TL	100	100
01497	08/14/2001	1	NEW CONSTRUC	170,000	08/25/2003	TL	100	100

LAND

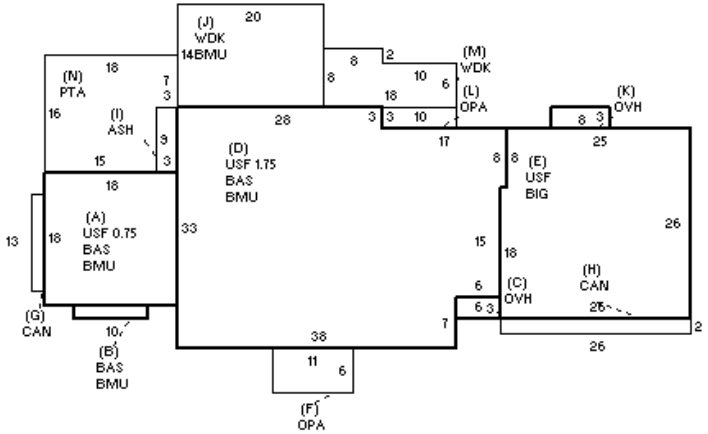
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,134	7 1.00	100 1.00	100 1.00	318,195	2.05	A 1.00	BAV 1.35			241,570

TOTAL	16,117 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	241,600	213,800
BUILDING	1,490,600	1,318,900
DETACHED	85,200	81,100
OTHER	0	0
TOTAL	**1,817,400**	**1,613,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTA	E 1.90	10 0.90			1	36,948.16	33,300
IPG	E 1.90	10 0.90	26 X 42		1,092	46.66	45,900
SHF	A 1.00	10 0.90	6 X 8			0.00	
PTD	E 1.90	10 0.90			1,000	6.70	6,000

PHOTO 08/25/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	E	2.00	EXCELLENT [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/25/2003	TL
LIST	8/25/2003	EST
REVIEW	2/9/2015	DB

YEAR BLT	2002	SIZE ADJ	0.975
NET AREA	5,065	DETAIL ADJ	1.000
$NLA(RCN)	$346	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2.75	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
FIXTURES	21	1.00
GARAGE CAPACITY	3	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	1	WOOD SHINGLE	1.02
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	1,994		61.87	123,366
+	BAS	L	BASE AREA	1,714	2002	369.55	633,411
+	USF	L	UPPER STORY FIN	3,309	2002	180.77	598,183
+	OVH	L	OVERHANG	42	2002	377.85	15,870
E	BIG	N	BUILT-IN GARAGE	668		153.88	102,789
+	OPA	N	OPEN PORCH	96		149.95	14,395
G	CAN	N	CANOPY	26		28.49	741
H	CAN	N	CANOPY	52		27.49	1,429
I	ASH	N	ATT SHED	27		51.85	1,400
+	WDK	N	WOOD DECK	404		44.57	18,004
N	PTA	N	PATIO	261		28.37	7,405
	BGF	N	BSMT GOOD FINIS	1,200		93.11	111,734
	BMG	O	BSMT GARAGE	1		14,872.60	14,873
	FIX	O	XTRA FIXTURES	16		4,443.46	71,095
	GFP	O	GAS FIREPLACE	1		13,353.60	13,354
	JAC	O	JACUZZI	1		25,622.20	25,622

TOTAL RCN	1,753,672

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2004 / 18		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$1,490,600