Key: 570

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 570

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MASSARD ANN E & MARK F MURPHY TR ROBERT L MASSARD MA QTIP 28 STANDISH CIRCLE WELLESLEY, MA 02481	4.1-173-0	18 HAWES RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MASSARD ANN E & MARK F MU	03/31/2015	F	1	28771-22
MASSARD ANN E TR RL& AE	09/08/2014	F		28368-242
MASSARD ROBERT L & ANN E	01/04/2010	F	1	24279-295

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

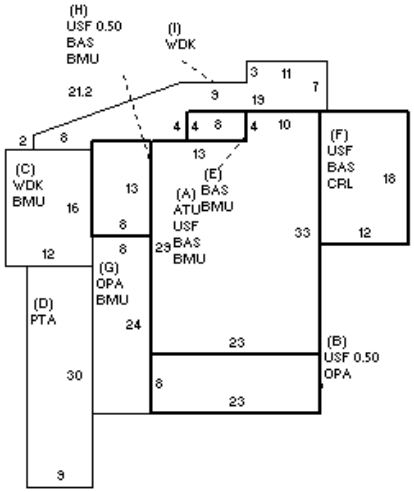
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		12/11/2017	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,650	1 1.00	100 1.00	100 1.00	848,520	1.90	A 1.00	BVG 3.60			652,760

TOTAL	17,642 SF	ZONING	1	FRNT	156
Nbhd	N SAG	NOTE	Also frontage on Sagamore Rd		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	652,800	577,700
BUILDING	376,400	333,100
DETACHED	8,100	7,700
OTHER	0	0
TOTAL	**1,037,300**	**918,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	50 0.50			544	29.72	8,100

PHOTO 12/11/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/16/2021	NMP
LIST	12/11/2017	EST
REVIEW	11/20/2018	DB

YEAR BLT	1912	SIZE ADJ	1.005
NET AREA	2,126	DETAIL ADJ	1.000
$NLA(RCN)	$233	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	1	PLASTER	1.00
HEATING/COOLING	4	STEAM	0.99
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,227		34.72	42,605
+	BAS	L	BASE AREA	1,059	1912	208.65	220,960
+	USF	L	UPPER STORY FIN	1,067	1912	113.00	120,575
A	ATU	N	ATTIC UNF	707		45.40	32,095
+	OPA	N	OPEN PORCH	376		63.97	24,051
D	PTA	N	PATIO	270		14.78	3,990
F	CRL	N	BSMT CRAWL	216		37.24	8,043
+	WDK	N	WOOD DECK	407		23.22	9,450
	BMG	O	BSMT GARAGE	1		7,747.50	7,748
	F21	O	FPL 2S 1OP	1		9,574.60	9,575
	FIX	O	XTRA FIXTURES	7		2,314.64	16,203

TOTAL RCN	495,293
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	$376,400