

Key: 5742

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.884

LEGAL

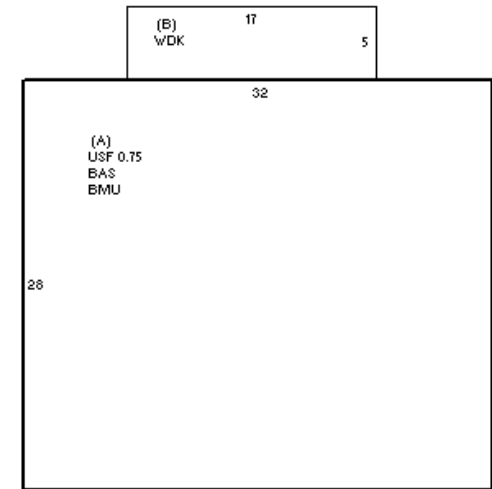
CURRENT OWNER				PARCEL ID				LOCATION			
HARCOURT ANDREW B & PATRICIA M TRS OF ACADEMY HILL NOM TRUST 38 HILLCREST DR FALMOUTH, MA 02540				27.0-59-0				91 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HARCOURT ANDREW B & PATRI HARCOURT BERNARD CHARLES				03/03/2006	F XX			1 20790-262 00785-0525			

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	%


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	212,130	1.00	A	1.00 R03 0.90	194,750
200	A	0.918	6	1.00	100	1.00	100	1.00	84,780	1.00	A	1.00 R03 0.90	77,830
300	A	3.594	6	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00 R03 0.90	52,720

TOTAL	5.430 Acres	ZONING	1	FRNT	198	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	325,300	303,800
Infl1	AVG		LAND	118,100	173,200			
N_Index	AVG		BUILDING	0	0			
			DETACHED	0	0			
					OTHER	0	0	
					TOTAL	443,400	477,000	



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/18/2023
									

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/18/2023	SL
STYLE	6	0.70	COTTAGE [100%]	REVIEW	5/18/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1961	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	155.445
NET AREA	1,568	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	896		19.15	17,160	CONDITION ELEM	CD
\$NLA(RCN)	\$99	OVERALL	0.520	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	896	1961	104.15	93,318	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	672	1961	57.11	38,376	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	85		23.11	1,964	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.02		F21	O	FPL 2S 10P	1		4,626.50	4,627	BATHS	A
				INT. FINISH	3	WOOD PANEL	0.98									HEAT	
				HEATING/COOLING	13	NONE	0.80									ELECT	A
				FUEL SOURCE	8	NONE	1.00										
				USE	0		1.00										
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$118,100