

Key: 5788

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.932

LEGALS

| CURRENT OWNER   |  |  |  | PARCEL ID              |    |         |             | LOCATION             |    |            |              |  |
|---|--|--|--|------------------------|----|---------|-------------|----------------------|----|------------|--------------|--|
| WOLFE STEPHEN E TRS OF<br>HAMPTON REALTY TRUST<br>370 RIVER RD<br>ANDOVER, MA 01810 |  |  |  | 27.0-68-1              |    |         |             | 90-90B WATERHOUSE RD |    |            |              |  |
|   |  |  |  | TRANSFER HISTORY       |    |         |             | DOS                  | T  | SALE PRICE | BK-PG (Cert) |  |
|   |  |  |  | WOLFE STEPHEN E TRS OF |    |         |             | 07/07/2015           | QS | 335,000    | 28994-206    |  |
| WONG BOLTON SM & SANDRA K   |  |  |  | 11/13/2003             | F  | 1       | 17920-306   |                      |    |            |              |  |
| WONG BOLTON S M &   |  |  |  | 01/29/1991             | QS | 118,000 | 07424-00347 |                      |    |            |              |  |

| CLASS  | CLASS%     | DESCRIPTION |              |        | BN ID      | BN  | CARD   |     |
|--------|------------|-------------|--------------|--------|------------|-----|--------|-----|
| 1040   | 100        | TWO-FAMILY  |              |        |            | 1   | 1 of 1 |     |
| PMT NO | PMT DT     | TY          | DESC         | AMOUNT | INSP       | BY  | 1st    | %   |
| 17118  | 02/15/2017 | 15          | INSULATE/WEA | 3,983  |            |     | 100    | 100 |
| 11088  | 03/11/2011 | 2           | ADDITIONS    | 89,000 | 04/08/2015 | TL  | 100    | 100 |
| 11080  | 03/04/2011 | 15          | INSULATE/WEA | 3,000  | 04/08/2015 | TL  | 100    | 100 |
| 09340  | 07/23/2009 | 3           | ALT/RENO     | 1,100  | 08/26/2010 | JB  | 100    | 100 |
| 960275 | 06/21/1996 | 4           | DETACH.STRUC | 1,750  | 09/23/1997 | PAM | 100    | 100 |

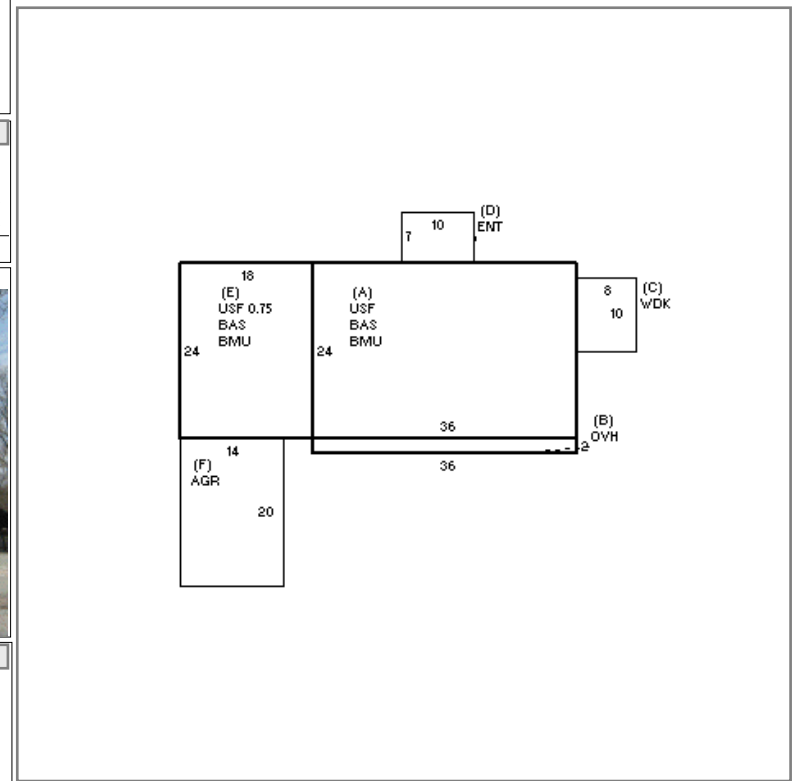
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 30,054   | 6    | 1.00  | 100     | 1.00     | 100 | 1.00 | 212,130 | 1.23 | A          | 1.00      | R04 | 0.90 |  |  | 180,710 |

| TOTAL   | 30,056 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | BOURNE    | NOTE   |          |         |         | LAND     | 180,700 | 177,700  |
| Infl1   | AVG       |        | BUILDING | 508,400 | 449,900 |          |         |          |
| N_Index | AVG       |        | DETACHED | 0       | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        |          |         |         | TOTAL    | 689,100 | 627,600  |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|----|------|------|----------|----|-------|-----------|-------|------------|
|    |      |      |          |    |       |           |       | 04/13/2015 |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/14/2017 | BC  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 4/14/2017 | EST |
| STYLE    | 11 | 1.05 | DUPLEX [100%]     | REVIEW  |           |     |
| QUALITY  | G  | 1.10 | GOOD [100%]       |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| BLDG COMMENTS |
|---------------|
|               |

UNIT

| YEAR BLT   | 1979  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 564,941 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 2,556 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,296 |      | 38.30     | 49,642  |           |         |
| \$NLA(RCN) | \$221 | OVERALL    | 1.090 | EXT COVER       | 4  | VINYL          | 1.00 | A | BAS | L | BASE AREA       | 864   | 1979 | 225.39    | 194,737 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 864   | 1979 | 124.66    | 107,704 |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B | OVH | L | OVERHANG        | 72    | 1979 | 217.14    | 15,634  |           |         |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | C | WDK | N | WOOD DECK       | 80    |      | 52.76     | 4,221   |           |         |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | D | ENT | N | ENCLOSED ENTRY  | 70    |      | 89.72     | 6,280   |           |         |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | E | BAS | L | BASE AREA       | 432   | 2011 | 225.39    | 97,368  |           |         |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 | E | USF | L | UPPER STORY FIN | 324   | 2011 | 124.66    | 40,390  |           |         |
|            |       |            |       | USE             | 0  |                | 1.00 | F | AGR | N | ATT GARAGE      | 280   |      | 83.69     | 23,432  |           |         |
|            |       |            |       |                 |    |                |      |   | FIX | O | XTRA FIXTURES   | 10    |      | 2,553.39  | 25,534  |           |         |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR       | G  |
| INTERIOR       | G  |
| KITCHEN        | A  |
| BATHS          | A  |
| HEAT           | U  |
| ELECT          | A  |

| EFF.YR/AGE | 2009 / 13  |
|------------|------------|
| COND       | 10 10 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 10 % GD 90 |

| RCNLD | \$508,400 |
|-------|-----------|
|-------|-----------|