Key: 6148

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,306

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NEWCOMBE DAVID & SUSAN PO BOX 382 MONUMENT BEACH, MA 02553	30.2-19-0	3 EVERGREEN HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NEWCOMBE DAVID & SUSAN	07/22/2019	QS	449,900	32169-133
CARRIER MICHAEL C &	06/01/2000	P	65,000	13045-116
SCHMIDT ROBERT N &	06/10/1999	P	55,000	12328-335

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	%
200386	06/29/2000	1	NEW CONSTRUC	110,000	01/02/2002	TL	100	100
990771	12/16/1999	1	NEW CONSTRUC	129,500			100	100
990387A	06/25/1999	5	DEMOLITIONS	1,500	10/04/2000	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	15,350	9 1.00	100 1.00	100 1.00	271,055	2.14	A 1.00	BAV 1.15			204,370

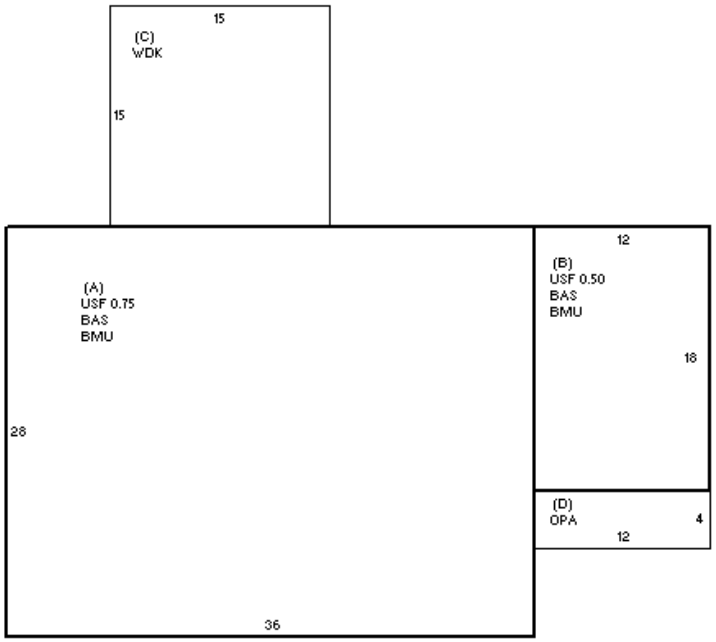
TOTAL	15,333 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	204,400	180,900
BUILDING	398,200	356,300
DETACHED	0	0
OTHER	0	0
TOTAL	**602,600**	**537,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	NO VALUE			0.00	

PHOTO 09/03/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/3/2020	RP
LIST	9/3/2020	EST
REVIEW		

BLDG COMMENTS

YEAR BLT	2000	SIZE ADJ	1.005
NET AREA	2,088	DETAIL ADJ	1.000
$NLA(RCN)	$210	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	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	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,224		36.75	44,977
+	BAS	L	BASE AREA	1,224	2000	216.22	264,655
+	USF	L	UPPER STORY FIN	864	2000	123.82	106,982
C	WDK	N	WOOD DECK	225		29.79	6,702
D	OPA	N	OPEN PORCH	48		93.72	4,499
	FIX	O	XTRA FIXTURES	4		2,449.40	9,798

TOTAL RCN	437,613

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

EFF.YR/AGE	2010 / 12	
COND	9 9 %	
FUNC	0	
ECON	0	
DEPR	9	% GD 91
RCNLD	$398,200	