

Key: 6150

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.308

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID |    |            |              | LOCATION            |  |  |  |
|---|--|--|--|-----------|----|------------|--------------|---------------------|--|--|--|
| BACALL LEE<br>PO BOX 143<br>MONUMENT BEACH, MA 02553-0143 |  |  |  | 30.2-20-1 |    |            |              | 6 EVERGREEN HILL RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS       | T  | SALE PRICE | BK-PG (Cert) |                     |  |  |  |
| BACALL LEE  |  |  |  |           | XX |            | 04259-00337  |                     |  |  |  |

| 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 | 12,285 9 | 1.00 | 100   | 1.00    | 100      | 1.00 | 271,055 | 2.60 | A  | 1.00       | BAV 1.15  | 198,840 |

| TOTAL   | 12,284 SF | ZONING | 1            | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd    | MO BCH    | NOTE   | LAND         | 198,800        | 176,000        |          |         |          |
| Infl1   | AVG       |        | BUILDING     | 237,300        | 210,000        |          |         |          |
| N_Index | AVG       |        | DETACHED     | 0              | 0              |          |         |          |
|         |           |        | OTHER        | 0              | 0              |          |         |          |
|         |           |        | <b>TOTAL</b> | <b>436,100</b> | <b>386,000</b> |          |         |          |

DETACHED

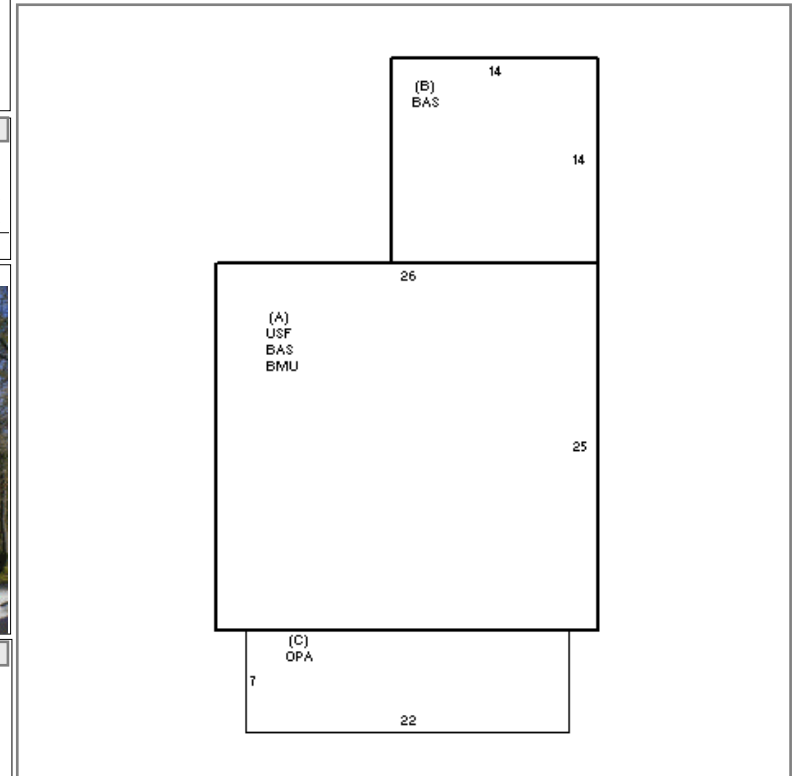
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 3/13/2008 | TL  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 3/13/2008 | EST |
| STYLE    | 7  | 1.00 | CONVENTIONAL [100%] | REVIEW  | 3/13/2008 | TL  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |



| YEAR BLT        | 1900  | SIZE ADJ   | 1.015 |
|-----------------|-------|------------|-------|
| NET AREA        | 1,496 | DETAIL ADJ | 1.000 |
| \$NLA(RCN)      | \$209 | OVERALL    | 1.040 |
| CAPACITY        |       | UNITS      | ADJ   |
| STORIES         | 2     | 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     | 2  | SOFTWOOD       | 1.02 |
| INT. FINISH     | 1  | PLASTER        | 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     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 650   |      | 48.59     | 31,584  |
| A | USF | L | UPPER STORY FIN | 650   | 1900 | 114.78    | 74,607  |
| + | BAS | L | BASE AREA       | 846   | 1900 | 209.33    | 177,094 |
| C | OPA | N | OPEN PORCH      | 154   |      | 68.99     | 10,625  |
|   | F21 | O | FPL 2S 1OP      | 1     |      | 9,298.80  | 9,299   |
|   | FIX | O | XTRA FIXTURES   | 4     |      | 2,247.90  | 8,992   |

| TOTAL RCN      | 312,199    |
|----------------|------------|
| 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          | \$237,300  |