

Key: 6165

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.323

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
COLBURN JOHN H C/O COLBURN JOHN & CAROLYN TRS 11 KINGS GRANT DR ATKINSON, NH 02811				30.2-35-0				11 SUN CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COLBURN JOHN & CAROLYN TR				09/15/2023	F	10 35987-2					
COLBURN JOHN H				11/10/2016	N	179,000 30079-49					
GENDRON JAMIE P &				09/12/2003	QS	245,000 17635-93					

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 %
16675	08/11/2016	3	ALT/RENO	6,300			100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,600 9		100	1.00	271,055	3.25	A	1.00	BAV	1.15	193,990

TOTAL	9,583 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	194,000	171,700
Infl1	AVG		LAND	182,200	161,200			
N_Index	AVG		DETACHED	1,300	1,200			
			OTHER	0	0			
					TOTAL	377,500	334,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 10X10		100	16.90	1,300



BUILDING	CD	ADJ	DESC	MEASURE	7/11/2016	TL
MODEL	1		RESIDENTIAL	LIST	7/11/2016	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/22/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1960	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$264	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	4	1.00		FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	2	1.00		INT. FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	5	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	48	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		36.08	31,172
A	BMF	N	BSMT FINISH	415		43.35	17,990
A	BAS	L	BASE AREA	864	1960	196.20	169,519
B	OPA	N	OPEN PORCH	15		94.06	1,411
C	WDK	N	WOOD DECK	300		25.63	7,688

TOTAL RCN	227,780
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$182,200

