

Key: 6263

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.420

LEGALS

LAND

DETACHED

BUILDING

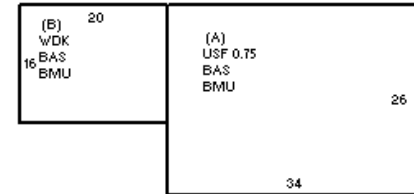
CURRENT OWNER				PARCEL ID				LOCATION			
COHEN JACQUELINE ET ALS TRS ALDRED FAMILY IRREV TRUST 10 STEPHEN ROAD BOURNE, MA 02532				30.2-158-0				10 STEPHEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COHEN JACQUELINE ET ALS T				05/03/2018	F	10 (216072)					
ALDRED JOHN F & KATHLEEN				08/02/2017	F	10 (213672)					
ALDRED JOHN F &					XX	00816-0014					

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	%
18039	01/18/2018	15	INSULATE/WEA	1,315			100	100
17723	09/07/2017	2	ADDITIONS	57,500	04/06/2018	TL	100	100
17666	08/23/2017	3	ALT/RENO	55,000	04/06/2018	TL	100	100
990711	11/18/1999	3	ALT/RENO	11,000	08/11/2000	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,012	9	1.00	100	1.00	100	1.00	271,055	2.65	A	1.00	BAV	1.15			198,340

TOTAL	12,023 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	198,300	175,500			
Infl1	AVG		BUILDING	345,000	309,000			
N_Index	AVG		DETACHED	1,700	1,600			
			OTHER	0	0			
		TOTAL		545,000	486,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10 X 14		140	16.42	1,700
SHF	A	1.00	A 0.75 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	4/18/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/18/2017	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	4/6/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1986	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	415,708	
NET AREA	1,867	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,204		36.78	44,287	CONDITION ELEM	CD	
\$NLA(RCN)	\$223	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	884	1986	216.44	191,335	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	663	1986	125.20	83,004	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	320	2017	216.44	69,261	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02	B	WDK	N	WOOD DECK	320		24.59	7,870	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,142.70	10,143	HEAT	A	
				HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	4		2,451.90	9,808	ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
																EFF.YR/AGE	2002 / 20	
																COND	17 17 %	
																FUNC	0	
																ECON	0	
																DEPR	17 % GD 83	
																RCNLD	\$345,000	