Key: **631**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 630

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HUNTER BEVERLY J & BRUCE A **TRUSTEES OF THE HUNTER TRUST** **PO BOX 1540** **SAGAMORE BEACH, MA 02562**	**4.3-26-0**	**5 TECUMSEH RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HUNTER BEVERLY J & BRUCE	06/15/2017	F	1	30559-152
HUNTER BRUCE A &	03/18/2005	QS	429,000	19630-110
CONNOLLY MARK W &	03/26/1993	F	1	8497-114

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	%
17277	04/20/2017	4	DETACH.STRUC	5,000			100	100
151037	11/09/2015	4	DETACH.STRUC	1,300	11/06/2015	SW	100	100
14969	11/13/2014	2	ADDITIONS	47,500	10/15/2015	SW	100	100
14692	08/18/2014	9	DECK		10/15/2015	SW	100	100
09545	10/28/2009	3	ALT/RENO	18,339	11/06/2015	SW	100	100

LAND

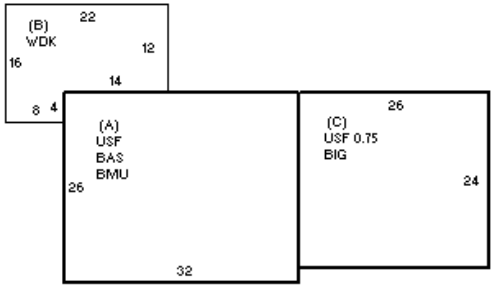
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,600	1 1.00	100 1.00	100 1.00	294,625	2.00	A 1.00	R05 1.25			224,590

TOTAL	16,596 SF	ZONING	1	FRNT	90

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: Also frontage on Lakewood Rd

ASSESSED	CURRENT	PREVIOUS
LAND	224,600	198,800
BUILDING	405,500	358,800
DETACHED	1,800	1,700
OTHER	0	0
TOTAL	**631,900**	**559,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 12		120	16.42	1,800
SHF	A 1.00	10 0.90	7 X 10			0.00	

PHOTO 10/28/2015

BLDG COMMENTS

BUILDING

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

MEASURE	1/19/2022	NMP
LIST	11/6/2015	SW
REVIEW	4/5/2016	TL

YEAR BLT	1974	SIZE ADJ	1.005
NET AREA	2,132	DETAIL ADJ	1.000
$NLA(RCN)	$226	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	832		41.05	34,150
A	BAS	L	BASE AREA	832	1974	223.21	185,712
A	USF	L	UPPER STORY FIN	832	2014	117.03	97,366
B	WDK	N	WOOD DECK	296		29.15	8,629
C	BIG	N	BUILT-IN GARAGE	624		83.01	51,799
C	USF	L	UPPER STORY FIN	468	1974	117.03	54,768
	BMF	N	BSMT FINISH	286		65.77	18,810
	F21	O	FPL 2S 1OP	1		9,915.40	9,915
	FIX	O	XTRA FIXTURES	9		2,397.02	21,573

TOTAL RCN	482,721

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$405,500