

Key: 6414

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.566

LEGAL

LAND

DETACHED

BUILDING

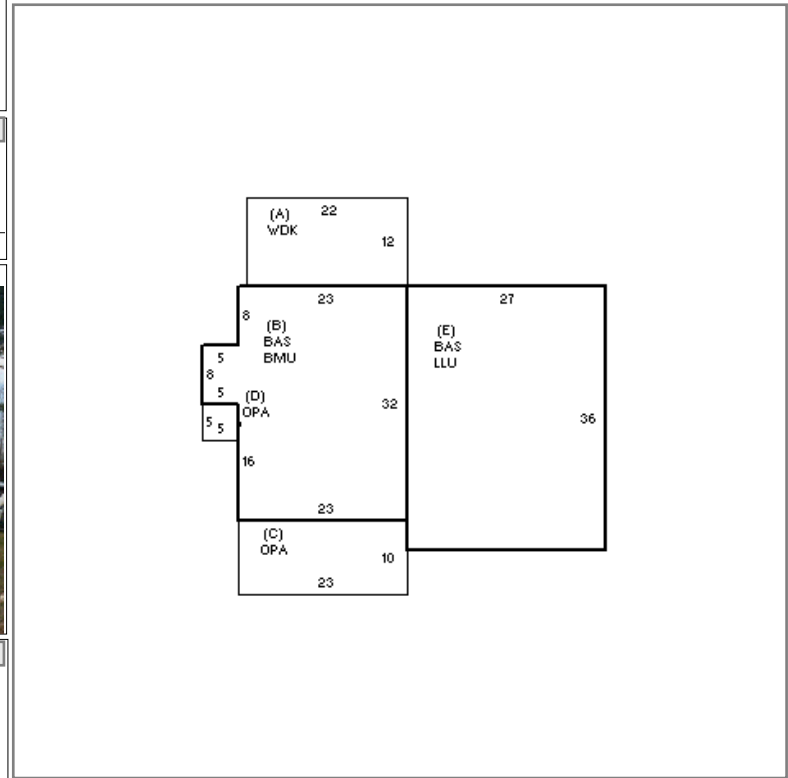
CURRENT OWNER				PARCEL ID				LOCATION			
HARDING RICHARD A TR RICHARD A HARDING TRUST 320 COUNTY ROAD BOURNE, MA 02532				30.4-90-0				320 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARDING RICHARD A TR				09/26/2017	F	10	30788-94				
HARDING RICHARD A				06/11/1991	H	179,000	07566-00187				

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	%
12246	04/12/2012	9	DECK	5,000	04/12/2018	BC	100	100
07388	07/03/2007	10	WOODSTOVE	4,200	09/05/2008	TL	100	100
920110	03/11/1992	10	WOODSTOVE	1,000	04/07/1993	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,263	9	1.00	100	1.00	223,915	1.93	A	1.00	R03	0.95	171,670

TOTAL	17,250 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	171,700	151,900			
Infl1	AVG		BUILDING	350,700	310,400			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
TOTAL			524,200	464,000				

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



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/12/2018	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	8/2/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1973	SIZE ADJ	1.005
NET AREA	2,116	DETAIL ADJ	1.000
\$NLA(RCN)	\$215	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		11	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	455.468
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	264		26.03	6,871	CONDITION ELEM CD	
EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	776		46.26	35,899	EXTERIOR	A
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,748	1973	178.00	311,146	INTERIOR	A
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	255		59.15	15,082	KITCHEN	A
FLOOR COVER	1	HARDWOOD	1.02	E	LLU	N	LOWER LEVEL UNF	972		32.20	31,298	BATHS	A
INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	368	1973	70.55	25,962	HEAT	A
HEATING/COOLING	9	WARM-COOL AIR	1.03		BMG	O	BSMT GARAGE	2		7,163.65	14,327	ELECT	A
FUEL SOURCE	2	GAS	1.00		F12	O	FPL 1S 2OP	1		8,462.10	8,462		
USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,140.30	6,421		

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$350,700