

Key: 6434

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.587

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
HALL THOMAS E & KAREN E HALL P O BOX 184 MONUMENT BEACH, MA 02553-0184		30.4-112-0	19 BEACH ST		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HALL THOMAS E & RAFS LIMITED PARTNERSHIP		12/15/1994 03/02/1994	L B	64,900 100	(135826) N/A-N/A

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 %
EXB-22-262 03673	05/02/2022 09/19/2003	3 4	ALT/RENO DETACH.STRUC	20,800 2,000	11/29/2022 09/05/2006	SL TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,787	9	1.00	100	1.00	100	1.00	271,055	3.94	A	1.00	BAV	1.15			190,720

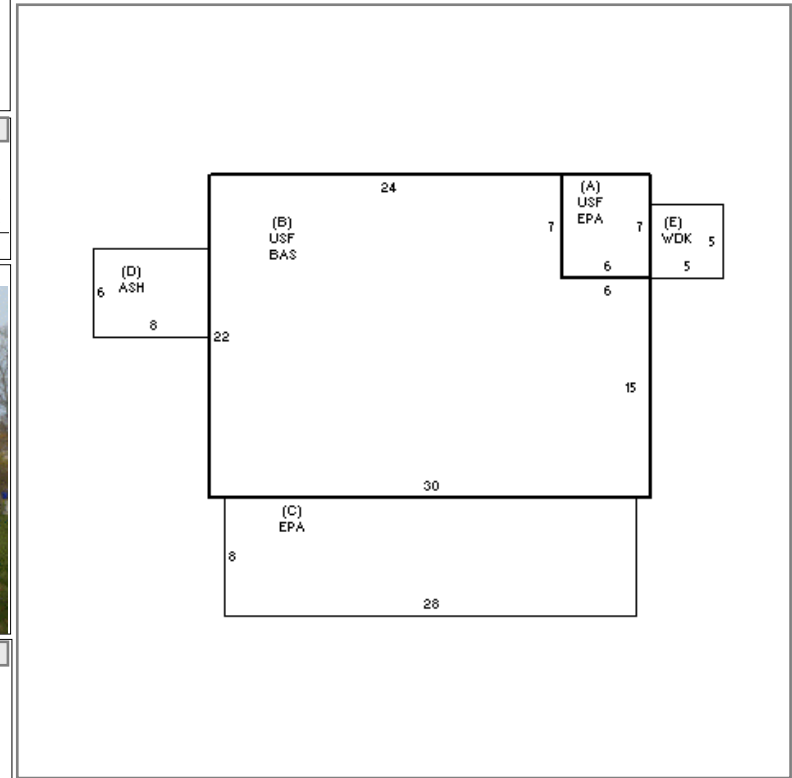
TOTAL	7,797 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE abuts Ryan Messier Woodworking ( map 30.4 pcl 111 )	LAND	190,700	168,800			
Infl1	AVG		BUILDING	188,500	166,800			
N_Index	AVG		DETACHED	800	1,400			
			OTHER	0	0			
			<b>TOTAL</b>	<b>380,000</b>	<b>337,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	10 X 10	2004	100	16.90	800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/29/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/29/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	11/29/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.015
NET AREA	1,278	DETAIL ADJ	1.000
\$NLA(RCN)	\$184	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
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
+	EPA	N	ENCLOSED PORCH	266		67.54	17,965
+	USF	L	UPPER STORY FIN	660	1930	112.57	74,297
B	BAS	L	BASE AREA	618	1930	213.55	131,977
D	ASH	N	ATT SHED	48		25.73	1,235
E	WDK	N	WOOD DECK	25		73.13	1,828
	CPC	O	CAPE CELLAR	1		3,909.30	3,909
	FIX	O	XTRA FIXTURES	2		2,204.65	4,409

TOTAL RCN	235,621
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$188,500