Key: 645

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 645

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HASHEM PATRICIA A & KATHLEEN F BAKER TR MCDONOUGH FAM IRR TR 57 HOUGHTON LANE BOXBOROUGH, MA 01719	4.3-44-0	19 LONGFELLOW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HASHEM PATRICIA A & KATHL	07/30/2012	F	100	26540-348
MCDONOUGH JOHN &	06/27/1986	QS	50,000	5162-169

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	%
15285	04/27/2015	15	INSULATE/WEA	3,262	05/11/2015		100	100
08443	08/19/2008	2	ADDITIONS	94,000	09/21/2009	TL	100	100
920524	10/08/1992	4	DETACH.STRUC	700	02/08/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,250	1 1.00	100 1.00	100 1.00	388,905	2.81	A 1.00	BAV 1.65			282,610

TOTAL	11,238 SF	ZONING	1	FRNT	75

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

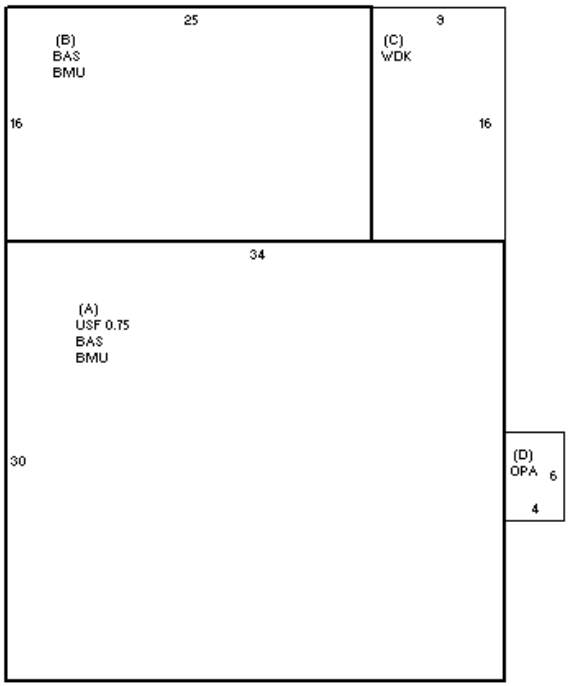
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	282,600	250,100
BUILDING	433,100	383,200
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**716,800**	**634,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	
PTD	G 1.20	A 0.75	15 X 21		315	4.79	1,100

PHOTO 01/10/2018



BLDG COMMENTS

BUILDING

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

MEASURE	7/20/2021	NMP
LIST	1/10/2018	EST
REVIEW	11/7/2018	DB

YEAR BLT	1986	SIZE ADJ	1.005
NET AREA	2,185	DETAIL ADJ	1.000
$NLA(RCN)	$230	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	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	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,420		38.43	54,572
+	BAS	L	BASE AREA	1,420	1986	220.69	313,384
A	USF	L	UPPER STORY FIN	765	1986	130.80	100,066
C	WDK	N	WOOD DECK	144		47.53	6,845
D	OPA	N	OPEN PORCH	24		114.38	2,745
	F21	O	FPL 2S 1OP	1		10,597.10	10,597
	FIX	O	XTRA FIXTURES	6		2,561.95	15,372

TOTAL RCN	503,580

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

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$433,100