Key: 6471

Town of Bourne - Fiscal Year 2024

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

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HIBBERT DENZIL V & PATRICE I HIBBERT 43 CLIFF RD BOURNE, MA 02532	30.4-151-0	43 CLIFF RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HIBBERT DENZIL V &	05/28/2021	QS	425,000	34159-79
HANNAY MAEGHAN THERESA	12/19/2018	QS	283,000	31739-12
GAMBLE ROBERT J ETUX	07/20/2017	F	99	30638-247

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,042	9 1.00	100 1.00	100 1.00	235,700	2.18	A 1.00	R04 1.00			177,230

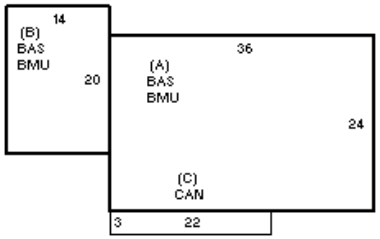
TOTAL	15,028 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	177,200	156,900
BUILDING	297,700	263,400
DETACHED	1,500	1,400
OTHER	0	0
TOTAL	**476,400**	**421,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X8		64	16.90	1,000
PTD	A 1.00	10 0.90			120	4.70	500

PHOTO 04/16/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/9/2018	TL
LIST	10/9/2018	EST
REVIEW	10/28/2020	TL

YEAR BLT	1958	SIZE ADJ	1.015
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$271	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,144		37.01	42,342
+	BAS	L	BASE AREA	1,144	1958	194.85	222,903
C	CAN	N	CANOPY	66		13.36	882
	BGF	N	BSMT GOOD FINIS	500		57.18	28,589
	BMG	O	BSMT GARAGE	1		7,234.90	7,235
	F11	O	FPL 1S 1OP	1		8,138.30	8,138

TOTAL RCN	310,089
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2015 / 7	
COND	4 4 %	
FUNC	0	
ECON	0	
DEPR	4	% GD 96
RCNLD		$297,700