Key: 6745

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,910

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMITH JONATHAN & C/O OBRIEN TIMOTHY J & 16 FLORENCE ST BOURNE, MA 02532	31.1-5-0	16 FLORENCE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OBRIEN TIMOTHY J &	09/22/2023	QS	525,000	35997-62
SMITH JONATHAN &	07/23/2020	QS	342,500	33098-1
MACCORD KATHERINE	04/14/2017	QS	263,000	30422-267

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-21-621	09/08/2021	14	SOLAR	3,000			100	100
		12	CYCLICAL		08/14/2018	DB	100	100
200697	10/27/2000	2	ADDITIONS	23,800	02/04/2003	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,400	9 1.00	100 1.00	100 1.00	235,700	3.02	A 1.00	R04 1.00			169,950

TOTAL	10,411 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

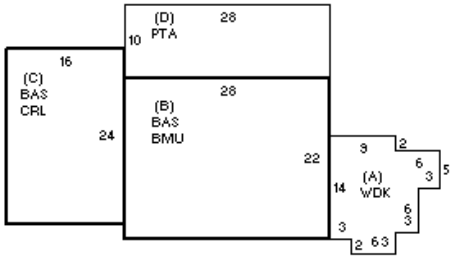
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	170,000	150,400
BUILDING	272,800	241,400
DETACHED	9,400	8,900
OTHER	0	0
TOTAL	**452,200**	**400,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	14 X 22		308	40.60	9,400
SHF	A 1.00	A 0.75	8 X 12			0.00	

PHOTO 05/20/2021



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	5/20/2021	RP
LIST	5/20/2021	EST
REVIEW	5/20/2021	RP

YEAR BLT	1959	SIZE ADJ	1.015
NET AREA	1,000	DETAIL ADJ	1.000
$NLA(RCN)	$273	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	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	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	186		34.44	6,406
B	BMU	N	BSMT UNFINISHED	616		45.32	27,917
B	BAS	L	BASE AREA	616	1959	195.24	120,269
C	CRL	N	BSMT CRAWL	384		33.73	12,952
C	BAS	L	BASE AREA	384	2000	195.24	74,973
D	PTA	N	PATIO	280		13.39	3,748
	BMF	N	BSMT FINISH	616		43.14	26,573

TOTAL RCN 272,837

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE 2021 / 1

COND	1 1 %		
FUNC	0		
ECON	0		
DEPR	0	% GD	100

RCNLD $272,800