

Key: 6992

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.136

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |          |            |              | LOCATION    |  |  |  |
|---|--|--|--|------------|----------|------------|--------------|-------------|--|--|--|
| FAULKNER BARBARA Q<br>17 LAURA LN<br>BOURNE, MA 02532 |  |  |  | 31.4-37-0  |          |            |              | 17 LAURA LN |  |  |  |
| TRANSFER HISTORY                                      |  |  |  | DOS        | T        | SALE PRICE | BK-PG (Cert) |             |  |  |  |
| FAULKNER BARBARA Q                                    |  |  |  | 09/24/2012 | F        |            | ()           |             |  |  |  |
| FAULKNER DAVID W &<br>HITCHCOCK DAVID F               |  |  |  | 09/29/2000 | QS<br>XX | 179,900    | ()           |             |  |  |  |
|   |  |  |  | 02509-0191 |          |            |              |             |  |  |  |

| 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    | %   |
| 181068 | 12/11/2018 | 15            | INSULATE/WEA |        |            |    | 100    | 100 |
| 01057  | 02/14/2001 | 3             | ALT/RENO     | 16,000 | 09/16/2003 | TL | 100    | 100 |
| 930229 | 05/21/1993 | 3             | ALT/RENO     | 5,000  | 04/08/1994 | JS | 100    | 100 |

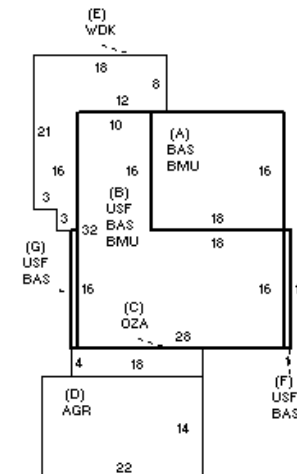
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index  | ADJ BASE | SAF  | Topo | Lpi  | VC       | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|----------|------------|-----------|
| 100 | S | 14,132 9 |      | 1.00  | 100 1.00 | 235,700  | 2.30 | A    | 1.00 | R04 1.00 |            | 175,800   |

| TOTAL   | 14,113 SF | ZONING           | 1                  | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|------------------|--------------------|---------|---------|----------|---------|----------|
| Nbhd    | MO BCH    | N<br>O<br>T<br>E | LONG DISTANCE VIEW |         |         | LAND     | 175,800 | 155,600  |
| Infl1   | AVG       |                  | LAND               | 312,900 | 276,900 |          |         |          |
| N_Index | AVG       |                  | BUILDING           | 0       | 0       |          |         |          |
|         |           |                  | OTHER              | 0       | 0       |          |         |          |
|         |           |                  | TOTAL              | 488,700 | 432,500 |          |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 2/9/2001  | EB |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 2/9/2001  | EB |
| STYLE    | 8  | 1.10 | CONTEMPORARY [100%] | REVIEW  | 9/16/2003 | TL |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

| YEAR BLT        | 1977  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION    | ADJ  |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|
| NET AREA        | 1,568 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 |
| \$NLA(RCN)      | \$259 | OVERALL    | 1.140 | EXT COVER       | 2  | CLAPBOARD      | 1.00 |
| CAPACITY        |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 |
| STORIES         | 2     | 1.00       |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 |
| ROOMS           | 5     | 1.00       |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 |
| BEDROOMS        | 3     | 1.00       |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |
| BATHROOMS       | 2     | 1.00       |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |
| FIXTURES        | 8     | 1.00       |       | FUEL SOURCE     | 1  | OIL            | 1.00 |
| GARAGE CAPACITY | 1     | 1.00       |       | USE             | 0  |                | 1.00 |
| % BSMT FINISH   | 0     | 1.00       |       |                 |    |                |      |
| # OF HALF BATHS | 0     | 1.00       |       |                 |    |                |      |
| # OF UNITS      | 1     | 1.00       |       |                 |    |                |      |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN         | 406.354 |
|---|-----|---|-----------------|-------|------|-----------|---------|-------------------|---------|
| + | BMU | N | BSMT UNFINISHED | 896   |      | 41.99     | 37,620  | CONDITION ELEM CD |         |
| + | USF | L | UPPER STORY FIN | 640   | 1977 | 125.20    | 80,125  | EXTERIOR          | A       |
| C | OZA | N | OPEN BREEZEWAY  | 72    |      | 52.08     | 3,750   | INTERIOR          | A       |
| D | AGR | N | ATT GARAGE      | 308   |      | 80.36     | 24,752  | KITCHEN           | A       |
| E | WDK | N | WOOD DECK       | 231   |      | 29.82     | 6,889   | BATHS             | A       |
| + | BAS | L | BASE AREA       | 928   | 1977 | 228.33    | 211,889 | HEAT              | A       |
|   | BMF | N | BSMT FINISH     | 576   |      | 50.45     | 29,058  | ELECT             | A       |
|   | FIX | O | XTRA FIXTURES   | 2     |      | 2,451.90  | 4,904   |                   |         |
|   | GFP | O | GAS FIREPLACE   | 1     |      | 7,369.00  | 7,369   |                   |         |

| EFF.YR/AGE | 1996 / 26  |
|------------|------------|
| COND       | 23 23 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 23 % GD 77 |
| RCNLD      | \$312,900  |