

Key: 7141

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.295

LEGAL

LAND

DETACHED

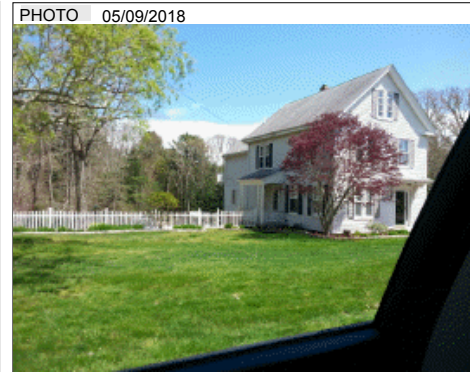
BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HERSEY CHARLES R & JEAN M & MARGARET T HERSEY PO BOX 487 MONUMENT BEACH, MA 02553-0487		34.0-58-0		441 COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HERSEY CHARLES R & JEAN M		05/11/2007	F	1	22016-19
HERSEY CHARLES R		05/11/2007	F	1	22016-16
HERSEY MARGARET T &		03/08/1999	X		12111-275

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	9	1.00	100	1.00	100	1.00	223,915	1.00	A	1.00	R03	0.95	205,570
200	A	0.918	9	1.00	100	1.00	100	1.00	89,490	1.00	A	1.00	R03	0.95	82,150
300	A	0.094	9	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00	R03	0.95	1,460

TOTAL	1.930 Acres	ZONING	1	FRNT	281	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	289,200	256,000			
Infl1	AVG		BUILDING	443,500	392,500			
N_Index	AVG		DETACHED	9,300	11,200			
			OTHER	0	0			
			TOTAL	742,000	659,700			

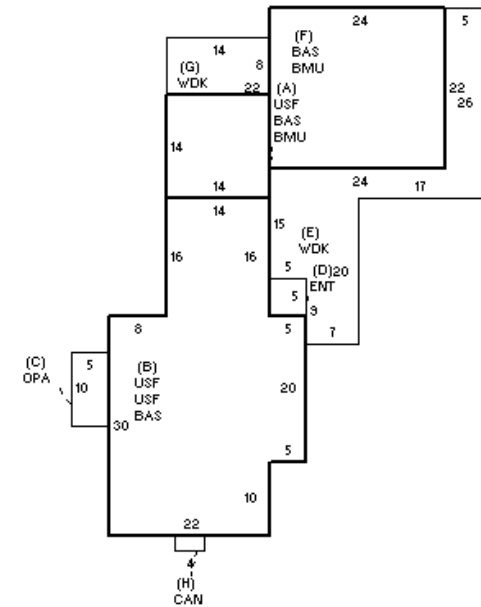
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	50 0.50 10 X 13		130	11.73	800
APO	A	1.00	50 0.50 18 X 33	2007		0.00	
SHF	A	1.00	50 0.50 8 X 12			0.00	
OPS	A	1.00	50 0.50 4 X 12 ATT-S		48	16.80	400
PDK	A	1.00	50 0.50 330+220+200		750	12.20	4,600
SHF	A	1.00	10 0.90 16 X 16	2010	256	15.23	3,500



BUILDING	CD	ADJ	DESC	MEASURE	5/9/2018	BC
MODEL	1		RESIDENTIAL	LIST	5/9/2018	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/12/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	724		45.12	32,664
EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	196	2007	84.91	16,643
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,708	1910	173.59	296,494
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	1,968	1910	84.92	167,115
FLOOR COVER	3	W/W CARPET	1.00	C	OPA	N	OPEN PORCH	50		79.86	3,993
INT. FINISH	2	DRYWALL	1.00	D	ENT	N	ENCLOSED ENTRY	25		111.93	2,798
HEATING/COOLING	4	STEAM	0.99	+	WDK	N	WOOD DECK	533		20.94	11,158
FUEL SOURCE	1	OIL	1.00	H	CAN	N	CANOPY	8		15.19	122
USE	0		1.00	BMG	O	BSMT GARAGE		1		6,986.20	6,986
				FIX	O	XTRA FIXTURES		7		2,087.20	14,610
				KIT	O	EXTRA KITCHEN		1		4,923.00	4,923
				MST	O	MAS/METAL STACK		1		3,911.60	3,912

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1040	100	TWO-FAMILY		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-373	05/26/2021	3	ALT/RENO	3,423				
		12	CYCLICAL		05/09/2018	DB	100	100
14341	05/12/2014	15	INSULATE/WEA	1,500	08/13/2014		100	100
14031	01/21/2014	14	SOLAR	7,200	05/09/2018	BC	100	100
10532	09/10/2010	4	DETACH.STRUC	2,500	06/15/2011	JB	100	100



YEAR BLT	1910	SIZE ADJ	0.990
NET AREA	3,872	DETAIL ADJ	1.000
\$NLA(RCN)	\$145	OVERALL	0.990
CAPACITY	UNITS	ADJ	
STORIES	2.5	1.00	
ROOMS	10	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	2	1.00	

TOTAL RCN	561,418
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$443,500