Key: 7153

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,308

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ALGER DENNIS **6 HUTCHINSON ST** **FRANKLIN, MA 02038**	**34.0-67-0**	**575 SHORE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ALGER DENNIS	06/19/2015	QS	330,000	28951-182
MARAGGIO JAMES &	09/23/1988	QS	140,000	6452-133

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	%
11360	06/30/2011	3	ALT/RENO	5,000	07/25/2011		100	100
890191	04/14/1989	9	DECK	1,000	01/30/1990	HLD	100	100

LAND

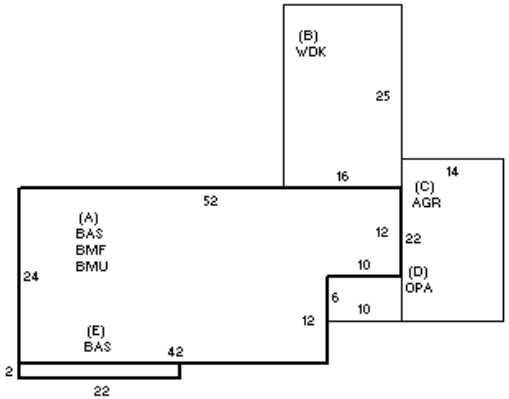
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,300	9 1.00	100 1.00	100 1.00	247,485	1.69	A 1.00	R05 1.05			194,750

TOTAL	20,299 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	194,800	172,400
BUILDING	356,800	319,100
DETACHED	0	0
OTHER	0	0
TOTAL	**551,600**	**491,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/12/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/22/2015	DB
LIST	7/22/2015	EST
REVIEW	7/22/2015	DB

YEAR BLT	1981	SIZE ADJ	1.015
NET AREA	1,172	DETAIL ADJ	1.000
$NLA(RCN)	$327	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,128		39.25	44,275
A	BMF	N	BSMT FINISH	1,128		37.36	42,144
B	WDK	N	WOOD DECK	400		22.99	9,197
C	AGR	N	ATT GARAGE	308		75.13	23,140
D	OPA	N	OPEN PORCH	60		82.49	4,949
+	BAS	L	BASE AREA	1,172	1981	206.63	242,175
	F11	O	FPL 1S 1OP	1		8,630.60	8,631
	FIX	O	XTRA FIXTURES	4		2,292.20	9,169

TOTAL RCN	383,678

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

EFF.YR/AGE	2012 / 10		
COND	7 7 %		
FUNC	0		
ECON	0		
DEPR	7	% GD	93
RCNLD	$356,800		