

Key: 7178

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.332

LEGAL

LAND

DETACHED

BUILDING

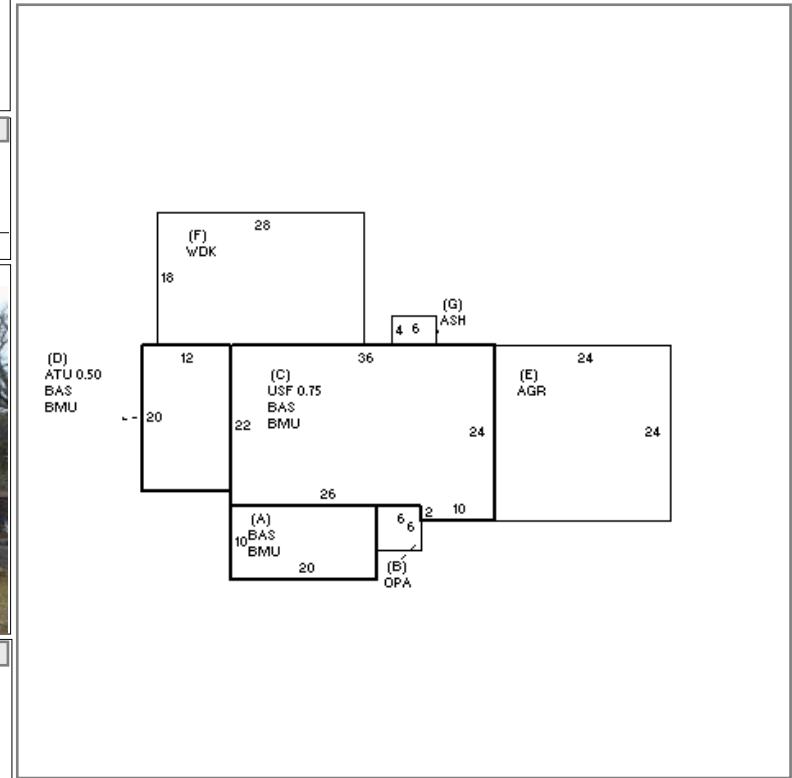
CURRENT OWNER		PARCEL ID	LOCATION		
WARD MICHAEL S & CHRISTINE A WARD PO BOX 644 MONUMENT BEACH, MA 02553-0644		34.0-94-0	20 HARWOOD DR		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WARD MICHAEL S &			XX		02500-0177

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	%
SHED-22-23	06/21/2022	4	DETACH.STRUC	2,000	02/07/2023	SL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,590 9	1.00	100	1.00	100	1.00	235,700	1.67	A	1.00	R04 1.00	185,930

TOTAL	20,604 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	185,900	164,600			
Infl1	AVG		BUILDING	364,600	322,700			
N_Index	AVG		DETACHED	13,000	7,700			
			OTHER	0	0			
			TOTAL	563,500	495,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	50 0.50		576	27.91	8,000
SHF	A	1.00	50 0.50			0.00	
SHF	A	1.00	50 0.50	2022	160	15.95	1,300
SHF	A	1.00	50 0.50		160	15.95	1,300
PTD	A	1.00	50 0.50		144	4.70	300
PTD	A	1.00	50 0.50		1,174	3.53	2,100



BUILDING	CD	ADJ	DESC	MEASURE	2/7/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/7/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	2/7/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1978	SIZE ADJ	1.010
NET AREA	1,861	DETAIL ADJ	1.000
\$NLA(RCN)	\$254	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		11	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,252		36.25	45,386
EXT COVER	10	VERT BOARD	1.00	A	BAS	L	BASE AREA	200	1978	213.31	42,662
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	36		92.45	3,328
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,052	1978	213.31	224,402
FLOOR COVER	3	W/W CARPET	1.00	C	USF	L	UPPER STORY FIN	609	1978	123.38	75,141
INT. FINISH	2	DRYWALL	1.00	D	ATU	N	ATTIC UNF	120		47.96	5,755
HEATING/COOLING	2	HOT WATER	1.02	E	AGR	N	ATT GARAGE	576		70.13	40,397
FUEL SOURCE	1	OIL	1.00	F	WDK	N	WOOD DECK	504		24.24	12,215
USE	0		1.00	G	ASH	N	ATT SHED	24		28.23	677
					F11	O	FPL 1S 1OP	1		9,098.30	9,098
					FIX	O	XTRA FIXTURES	6		2,416.60	14,500

TOTAL RCN	473,561
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$364,600