Key: 718

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 719

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FARLIN DONALD J TR DONALD J FARLIN LIVING TRUST c/o PATRICIA RUDY 33 BEACHWOOD PL BUZZARDS BAY, MA 02532	4.3-128-0	10 SEAVIEW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FARLIN DONALD J TR	07/31/2014	F	1	(204050)
FARLIN DONALD J &	01/21/1975	QS	22,000	(63716)

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,900	1 1.00	100 1.00	100 1.00	235,700	2.89	A 1.00	R03 1.00			170,730

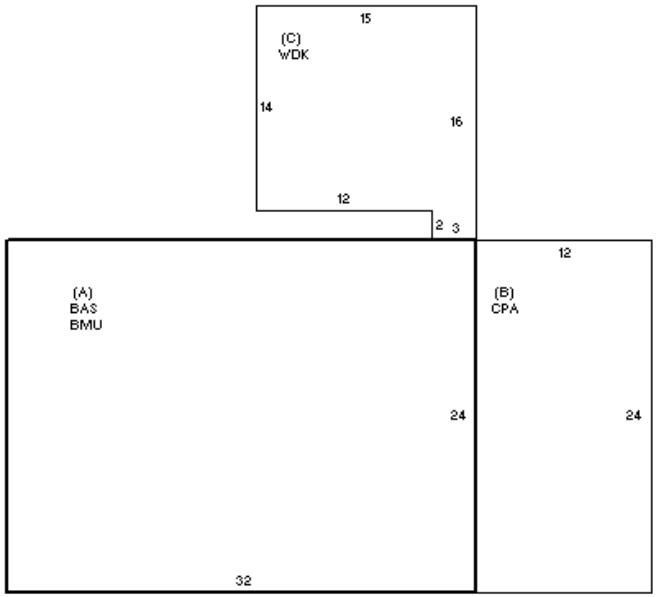
TOTAL	10,890 SF	ZONING	1	FRNT	98
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	170,700	151,100
BUILDING	155,200	137,300
DETACHED	0	0
OTHER	0	0
TOTAL	325,900	288,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/29/2020



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	1/11/2022	NMP
LIST	9/28/2020	EST
REVIEW	9/28/2020	RP

YEAR BLT	1956	SIZE ADJ	1.020
NET AREA	768	DETAIL ADJ	1.000
$NLA(RCN)	$266	OVERALL	0.990

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	0	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		46.48	35,698
A	BAS	L	BASE AREA	768	1956	208.29	159,971
B	CPA	N	CAR PORT	288		10.02	2,885
C	WDK	N	WOOD DECK	216		26.15	5,649

TOTAL RCN	204,203

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$155,200