Key: 7187

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,341

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLLAMORE WAYNE S &	**34.0-103-0**	**5 HARWOOD DR**
DENISE M COLLAMORE		
5 HARWOOD DR		
POCASSET, MA 02559-1807		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLLAMORE WAYNE S &	09/29/1997	QS	177,500	10977-306
VLCEK JOSEPH R &	11/30/1993	QS	169,200	N/A-N/A
FOURNIER RONALD R	11/30/1993	B	1	N/A-N/A

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	%
05515	08/03/2005	2	ADDITIONS	30,000	09/11/2007	JB	100	100
02263	05/05/2002	8	POOL	10,000	10/31/2003	TL	100	100
01128	03/28/2001	4	DETACH.STRUC	2,500	10/31/2003	TL	100	100
200201	04/10/2000	9	DECK	1,000	08/11/2000	TL	100	100
990513	08/26/1999	10	WOODSTOVE	1,500	11/20/1999	MS	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	34,650	9	1.00	100	1.00	100	1.00	235,700	1.11	A	1.00	R04	1.00			208,000

TOTAL	34,630 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

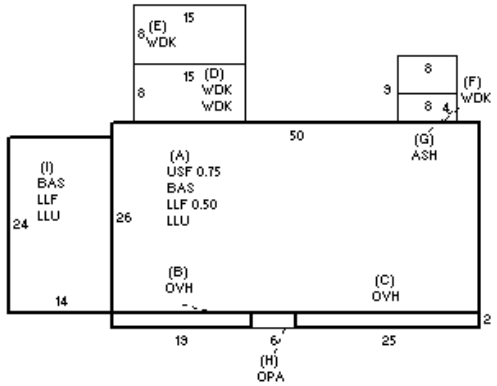
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	208,000	184,100
BUILDING	480,800	425,500
DETACHED	3,300	3,100
OTHER	0	0
TOTAL	**692,100**	**612,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 9			0.00	
SHF	A 1.00	10 0.90	12 X 20		240	15.23	3,300
APO	A 1.00	10 0.90				0.00	

PHOTO 09/06/2007



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/11/2007	JB
LIST	9/11/2007	EST
REVIEW	9/11/2007	DB

BLDG COMMENTS

YEAR BLT	1983	SIZE ADJ	0.990
NET AREA	3,685	DETAIL ADJ	1.000
$NLA(RCN)	$163	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	46	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	10	VERT BOARD	1.00
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
+	LLU	N	LOWER LEVEL UNF	1,636		32.47	53,118
A	LLF	L	LOWER LEVEL FIN	650	1983	57.81	37,579
A	BAS	L	BASE AREA	1,300	1983	191.44	248,876
A	USF	L	UPPER STORY FIN	975	1983	114.14	111,287
+	OVH	L	OVERHANG	88	1983	192.02	16,898
+	WDK	N	WOOD DECK	392		22.65	8,878
G	ASH	N	ATT SHED	72		25.30	1,822
H	OPA	N	OPEN PORCH	12		100.82	1,210
I	LLF	L	LOWER LEVEL FIN	336	2005	57.81	19,426
I	BAS	L	BASE AREA	336	2005	191.44	64,325
	BMG	O	BSMT GARAGE	2		7,557.75	15,116
	F12	O	FPL 1S 2OP	1		8,927.60	8,928
	FIX	O	XTRA FIXTURES	6		2,258.07	13,548

TOTAL RCN	601,008

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$480,800