

Key: 7275

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.429

LEGALS

LAND

DETACHED

BUILDING

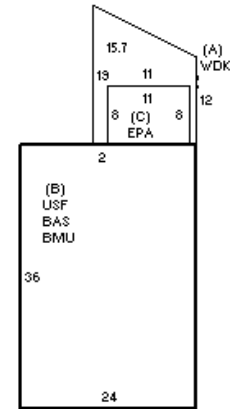
| CURRENT OWNER | | PARCEL ID | LOCATION | | |
|--|--|------------|----------------|------------------|--------------|
| JOHNSON FRANCOISE E & SCOTT W TRS OF PIECE OF MIND LIVING TR 220 ASH SWAMP ROAD NEWMARKET, NH 03857 | | 34.2-61-1 | 21 DOUGLAS AVE | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| JOHNSON FRANCOISE E & SCO | | 05/27/2004 | F | 1 (173151) | |
| JOHNSON SCOTT W | | 06/15/2000 | A | 130,000 (158035) | |
| DEFOREST HENRY R | | 08/06/1992 | X | (30057) | |

| 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 | % |
| EXB-21-306 | 05/03/2021 | 3 | ALT/RENO | 15,522 | 06/06/2022 | SL | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 24,000 9 | 1.00 | 100 | 1.00 | 271,055 | 1.47 | A | 1.00 | BAV | 1.15 | 219,980 |

| TOTAL | 24,002 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | MO BCH | NOTE | LAND | 220,000 | 194,700 | | | |
| Infl1 | AVG | | BUILDING | 264,800 | 234,300 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 484,800 | 429,000 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/6/2022 | SL |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/6/2022 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 6/6/2022 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1973 | SIZE ADJ | 1.010 |
|-----------------|-------|------------|-------|
| NET AREA | 1,728 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$199 | OVERALL | 1.090 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1.5 | 1.00 | |
| ROOMS | 4 | 1.00 | |
| BEDROOMS | 2 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 7 | 1.00 | |
| GARAGE CAPACITY | 0 | 1.00 | |
| % BSMT FINISH | 0 | 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 | 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 | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|------|---|-----------------|-------|------|-----------|---------|
| A | W/DK | N | WOOD DECK | 129 | | 43.51 | 5,612 |
| B | BMU | N | BSMT UNFINISHED | 864 | | 40.14 | 34,685 |
| B | BAS | L | BASE AREA | 864 | 1973 | 218.31 | 188,623 |
| B | USF | L | UPPER STORY FIN | 864 | 1973 | 118.51 | 102,395 |
| C | EPA | N | ENCLOSED PORCH | 88 | | 89.66 | 7,890 |
| | FIX | O | XTRA FIXTURES | 2 | | 2,344.35 | 4,689 |

| TOTAL RCN | 343,894 |
|----------------|------------|
| 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 | \$264,800 |