

Key: 7297

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.450

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
QUINN DAVID M & CHRISTIN J MARSHALL PO BOX 676 MONUMENT BEACH, MA 02553				35.0-4-0				9 HERSEY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
QUINN DAVID M & RACE MICHAEL ETUX TAMARA				03/15/2018	V	245,000	(215626)				
REYNOLDS NATHAN A JR &				11/30/2017	V	215,000	(214798)				
				05/25/1954	XX		(16533)				

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-22-501	08/08/2022	3	ALT/RENO		11/02/2022	SL	100 100
SR-22-3	02/15/2022	4	DETACH.STRUC	26,070	11/02/2022	SL	100 100
EXB-21-2	01/04/2021	9	DECK	5,000	11/02/2022	SL	100 100
20213	03/06/2020	3	ALT/RENO	7,000	04/23/2021		100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	9	1.00	100	1.00	100	1.00	235,700	1.00	A	1.00	R04	1.00	216,390
300	A	1.322	9	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00	R04	1.00	21,550

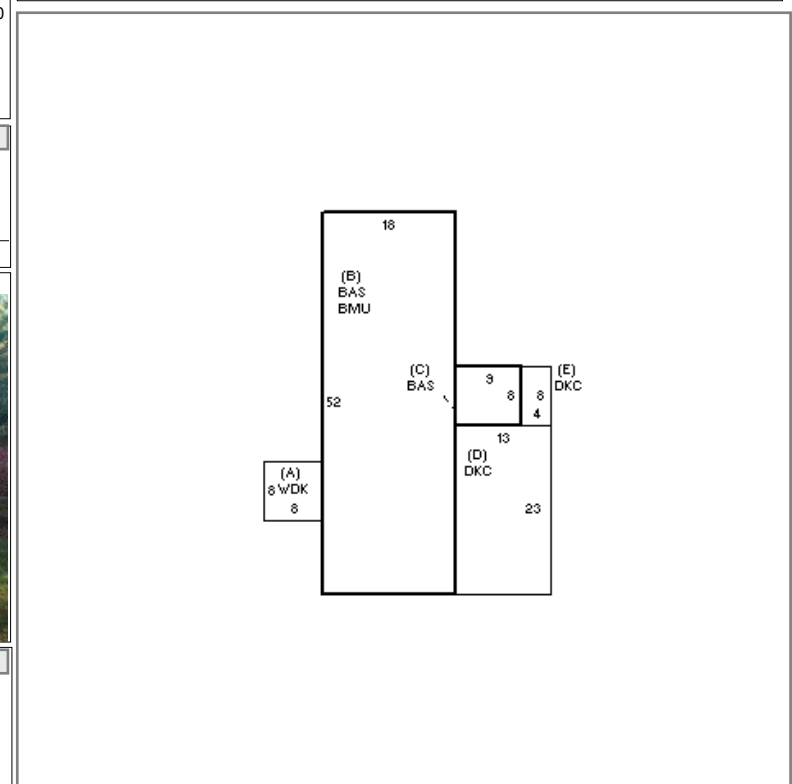
TOTAL	2.240 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	237,900	210,600
Infl1	AVG		BUILDING	205,100	162,300			
N_Index	AVG		DETACHED	2,500	3,200			
			OTHER	0	0			
						TOTAL	445,500	376,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 14 X 8	2022	112	19.71	2,000
CAN	G	1.20	10 0.90 7X14		98	5.88	500



BUILDING	CD	ADJ	DESC	MEASURE	11/2/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/2/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/2/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1935	SIZE ADJ	1.015
NET AREA	1,008	DETAIL ADJ	1.000
\$NLA(RCN)	\$261	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	64		55.57	3,556
B	BMU	N	BSMT UNFINISHED	936		37.75	35,336
+	BAS	L	BASE AREA	1,008	1935	198.74	200,333
+	DKC	N	DECK-COMPOSITE	331		65.00	21,517
	FIX	O	XTRA FIXTURES	1		2,205.20	2,205

TOTAL RCN	262,947
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$205,100
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