Key: 771

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 771

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HAFELA GROSVENOR MILES &	4.4-20-0	382 WILLISTON RD
CHERYL LEE HAFELA		
PO BOX 587		
SAGAMORE BEACH, MA 02562		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HAFELA GROSVENOR MILES &	09/17/2021	F	100	34483-299
HAFELA CHERYL LEE &	05/11/2005	F	1	19812-20
SLATER CHERYL LEE	09/02/1998	QS	129,000	11675-137

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	%
13581	09/04/2013	3	ALT/RENO	5,400			100	100
05377	06/08/2005	3	ALT/RENO	500	07/25/2005	TL	100	100
SS24-5		11	SPLITS/SUBS				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	1 1.00	100 1.00	100 1.00	388,905	2.66	A 1.00	BAV 1.65			284,550

TOTAL	12,000 SF	ZONING	1	FRNT	60

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

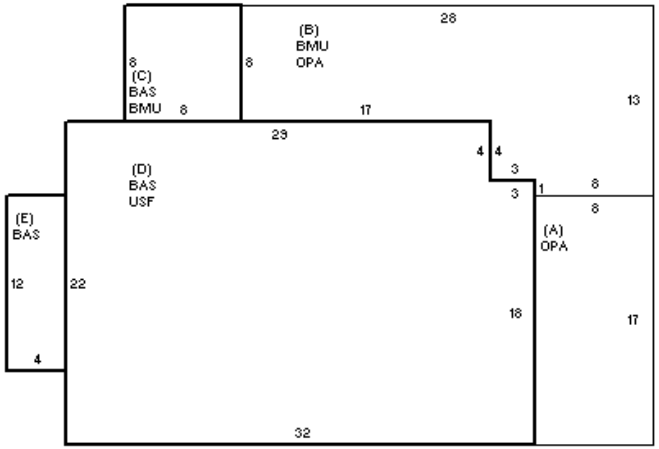
NOTE: Map 4.4 parcel 19 merged into map 4.4 parcel 20 for tax purposes. Both parcels recorded in same deed 264 & 265

ASSESSED	CURRENT	PREVIOUS
LAND	284,600	238,100
BUILDING	236,500	209,300
DETACHED	0	0
OTHER	0	0
TOTAL	**521,100**	**447,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/18/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/21/2022	NMP
LIST	1/18/2018	EST
REVIEW	11/8/2018	DB

YEAR BLT	1920	SIZE ADJ	1.015
NET AREA	1,496	DETAIL ADJ	1.000
$NLA(RCN)	$203	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	412		60.93	25,103
+	BMU	N	BSMT UNFINISHED	340		63.55	21,608
D	USF	L	UPPER STORY FIN	692	1920	112.57	77,899
+	BAS	L	BASE AREA	804	1920	205.30	165,065
	F21	O	FPL 2S 1OP	1		9,120.00	9,120
	FIX	O	XTRA FIXTURES	2		2,204.65	4,409

TOTAL RCN 303,204

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 $236,500