Key: 7737

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,893

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOLIAN SUSANNE F TR SUSANNE F HOLIAN LIVING TRUST PO BOX 367 POCASSET, MA 02559	37.4-17-0	33 PIER VIEW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOLIAN SUSANNE F TR	05/28/2015	F	1	28897-346
HOLIAN SUSANNE F	10/25/2006	F	1	21463-282
HOLIAN PAUL G ETUX	10/25/2006	F	1	21463-268

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		1	1 of 2

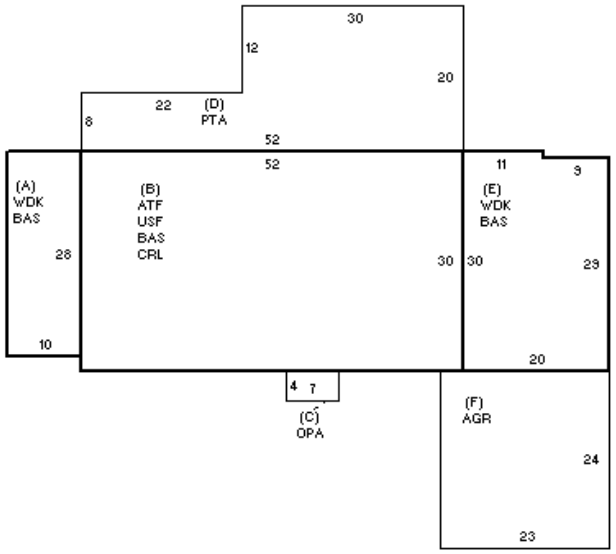
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-509	07/26/2021	3	ALT/RENO	7,000			100	100
EXB-21-365	05/22/2021	3	ALT/RENO	2,500			100	100
07260	05/17/2007	6	FENCE	325	06/20/2007	TL	100	100
200220	04/14/2000	8	POOL	20,000	10/20/2000	TL	100	100
990719	11/18/1999	3	ALT/RENO	35,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,009	11 1.00	100 1.00	100 1.00	1,414,200	1.24	A 1.00	BSP 6.00			1,204,280

TOTAL	30,013 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	building attached to 34 beverly bldg 2 building has 13 on it		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,204,300	1,065,800
BUILDING	883,500	781,900
DETACHED	14,500	13,800
OTHER	250,500	211,300
TOTAL	**2,352,800**	**2,072,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	10 0.90	16 X 36	1999	576	27.91	14,500

PHOTO 06/11/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/29/2016	DB
LIST	10/29/2016	EST
REVIEW	10/29/2016	DB

YEAR BLT	1925	SIZE ADJ	0.990
NET AREA	3,991	DETAIL ADJ	1.000
$NLA(RCN)	$291	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	11	1.00
BEDROOMS	6	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COOL WATER	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	2,431	1925	243.95	593,037
+	WDK	N	WOOD DECK	871		31.69	27,601
B	CRL	N	BSMT CRAWL	1,560		26.45	41,260
B	USF	L	UPPER STORY FIN	1,560	1925	154.24	240,611
B	ATF	N	ATTIC FINISH	1,560		87.02	135,746
C	OPA	N	OPEN PORCH	28		120.85	3,384
D	PTA	N	PATIO	776		20.17	15,654
F	AGR	N	ATT GARAGE	552		91.69	50,612
	F21	O	FPL 2S 1OP	2		13,068.30	26,137
	FIX	O	XTRA FIXTURES	9		3,159.22	28,433

TOTAL RCN	1,162,474

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			$883,500

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TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		2	2 of 2

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

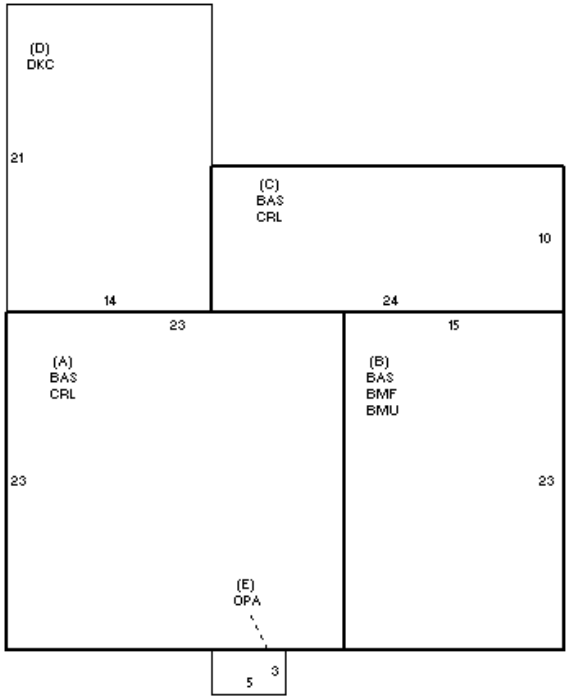
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	250,500	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/21/2023



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	8/21/2023	SL
LIST	8/21/2023	EST
REVIEW	8/21/2023	SL

YEAR BLT	1925	SIZE ADJ	1.015
NET AREA	1,114	DETAIL ADJ	1.000
$NLA(RCN)	$296	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	3	FOUN. WALL	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	769		27.38	21,054
+	BAS	L	BASE AREA	1,114	1925	204.59	227,911
B	BMU	N	BSMT UNFINISHED	345		65.42	22,571
B	BMF	N	BSMT FINISH	345		62.27	21,483
D	DKC	N	DECK-COMPOSITE	294		66.92	19,674
E	OPA	N	OPEN PORCH	15		101.32	1,520
	F11	O	FPL 1S 1OP	1		8,545.20	8,545
	FIX	O	XTRA FIXTURES	3		2,269.70	6,809

TOTAL RCN	329,566

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			$250,500