Key: 8058

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,222

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NEWCOMB KATHY & **BARRY NEWCOMB** **33 ORCHARD HILL RD** **EPPING, NH 03042**	**38.3-77-0**	**1 TIDE WAY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NEWCOMB KATHY &	02/04/2022	U	250,000	34881-325
DOW RICHARD W ETALS	06/06/2008	A	1	22962-291
DOW WILLIAM W ETALS	01/14/2003	F	44,050	16233-83

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	%

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	6,800	11	1.00	100	1.00	100	1.00	589,250	4.47	A	1.00	BA+	2.50			410,730

TOTAL	6,795 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

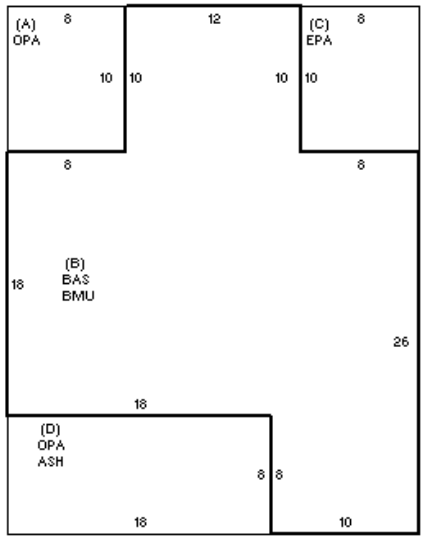
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	410,700	319,900
BUILDING	85,000	75,200
DETACHED	0	0
OTHER	0	0
TOTAL	**495,700**	**395,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/03/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/3/2008	JH
LIST	9/3/2008	EST
REVIEW	9/10/2008	ER

YEAR BLT	1920	SIZE ADJ	1.020
NET AREA	704	DETAIL ADJ	1.000
$NLA(RCN)	$159	OVERALL	0.520

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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	224		31.22	6,992
B	BMU	N	BSMT UNFINISHED	704		24.41	17,188
B	BAS	L	BASE AREA	704	1920	109.41	77,023
C	EPA	N	ENCLOSED PORCH	80		43.20	3,456
D	ASH	N	ATT SHED	144		12.30	1,771
	F11	O	FPL 1S 1OP	1		4,252.70	4,253
	FIX	O	XTRA FIXTURES	1		1,129.80	1,130

TOTAL RCN	111,812

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	$85,000