Key: 8110

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,276

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HILLS LEONARD B & STUART E JR TRS 2019 HILLS FAM TR FOR RE PO BOX 3149 POCASSET, MA 02559	38.3-131-0	34 CHICKADEE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HILLS LEONARD B & STUART	06/24/2019	F	100	32110-130
HILLS STUART E & LEONARD	12/15/1995	F	1	9972-296
HILLS STUART E & CHARLOTT	12/09/1991	F	100	7787-171

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

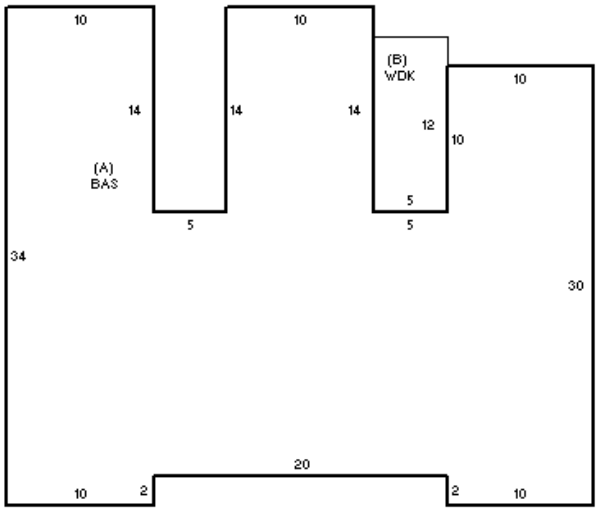
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,950	11 1.00	100 1.00	100 1.00	589,250	5.06	A 1.00	BA+ 2.50			407,400

TOTAL	5,968 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	407,400	317,300
BUILDING	93,500	78,700
DETACHED	1,300	0
OTHER	0	0
TOTAL	**502,200**	**396,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	10 0.90	20X18		360	4.00	1,300

PHOTO 09/06/2023

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	9/6/2023	SL
LIST	9/6/2023	SL
REVIEW	9/6/2023	SL

YEAR BLT	1951	SIZE ADJ	1.015
NET AREA	1,140	DETAIL ADJ	1.000
$NLA(RCN)	$108	OVERALL	0.500

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	21	COMBO	1.00
INT. FINISH	3	WOOD PANEL	0.98
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
A	BAS	L	BASE AREA	1,140	1951	97.42	111,062
B	WDK	N	WOOD DECK	60		27.24	1,634
	CPC	O	CAPE CELLAR	1		1,916.30	1,916
	F11	O	FPL 1S 1OP	1		4,069.10	4,069
	FIX	O	XTRA FIXTURES	4		1,080.73	4,323

TOTAL RCN	123,004

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			$93,500