

Key: 8155

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.318

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |        |                        |  | LOCATION     |  |  |  |
|---|--|--|--|------------|--------|------------------------|--|--------------|--|--|--|
| MONCHECOURT CYNTHIA,RICHARD<br>ROLLINS & MICHAEL ROLLINS<br>26 BERNARD RD<br>WOBURN, MA 01801 |  |  |  | 38.3-181-0 |        |                        |  | 50 COVE LN   |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T      | SALE PRICE             |  | BK-PG (Cert) |  |  |  |
| MONCHECOURT CYNTHIA,RICHA<br>ROONEY THOMAS D TR   |  |  |  | 12/04/2008 | A<br>X | 1 23297-74<br>11474-40 |  |              |  |  |  |

| 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 %   |
| 18181  | 03/08/2018 | 3             | ALT/RENO  | 50,000 | 04/10/2019 | TL     | 100 100 |
| 08312  | 06/18/2008 | 2             | ADDITIONS | 25,000 | 05/13/2009 | TL     | 100 100 |
| 910392 | 09/12/1991 | 2             | ADDITIONS | 1,000  | 02/01/1992 | HS     | 100 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index  | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 10,100   | 11   | 1.00  | 100 1.00 | 377,120  | 3.10 | A    | 1.00 | BAV | 1.60       | 271,150   |

|         |           |        |          |         |         |          |         |          |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL   | 10,106 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | POC       | NOTE   | LAND     | 271,200 | 240,000 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 318,800 | 285,200 |          |         |          |
| N_Index | AVG       |        | DETACHED | 9,300   | 8,900   |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        | TOTAL    | 599,300 | 534,100 |          |         |          |

DETACHED

| TY  | QUAL | COND   | DIM/NOTE     | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------|--------------|----|-------|-----------|-------|
| DGF | A    | 1.00 A | 0.75 11 X 24 |    | 264   | 46.93     | 9,300 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/1/2018  | TL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 4/10/2019 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 5/27/2021 | RP  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BUILDING

| YEAR BLT        | 1962  | SIZE ADJ   | 1.010 |
|-----------------|-------|------------|-------|
| NET AREA        | 1,824 | DETAIL ADJ | 1.000 |
| \$NLA(RCN)      | \$192 | OVERALL    | 1.040 |
| CAPACITY        |       | UNITS      | ADJ   |
| STORIES         | 2     | 1.00       |       |
| ROOMS           | 8     | 1.00       |       |
| BEDROOMS        | 5     | 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      | 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 | 1  | FORCED AIR     | 1.00 |
| FUEL SOURCE     | 2  | GAS            | 1.00 |
| USE             | 0  |                | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | CRL | N | BSMT CRAWL      | 864   |      | 21.38     | 18,468  |
| A | USF | L | UPPER STORY FIN | 672   | 1962 | 114.21    | 76,752  |
| + | BAS | L | BASE AREA       | 960   | 1962 | 201.64    | 193,575 |
| C | ASH | N | ATT SHED        | 16    |      | 26.13     | 418     |
| + | OPA | N | OPEN PORCH      | 196   |      | 68.65     | 13,456  |
| E | BAS | L | BASE AREA       | 192   | 2008 | 201.64    | 38,715  |
|   | FIX | O | XTRA FIXTURES   | 4     |      | 2,236.83  | 8,947   |

| TOTAL RCN      | 350,331   |
|----------------|-----------|
| CONDITION ELEM | CD        |
| EXTERIOR       | G         |
| INTERIOR       | G         |
| KITCHEN        | V         |
| BATHS          | G         |
| HEAT           | U         |
| ELECT          | A         |
| EFF.YR/AGE     | 2010 / 12 |
| COND           | 9 9 %     |
| FUNC           | 0         |
| ECON           | 0         |
| DEPR           | 9 % GD 91 |
| RCNLD          | \$318,800 |

