

Key: 8761

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.939

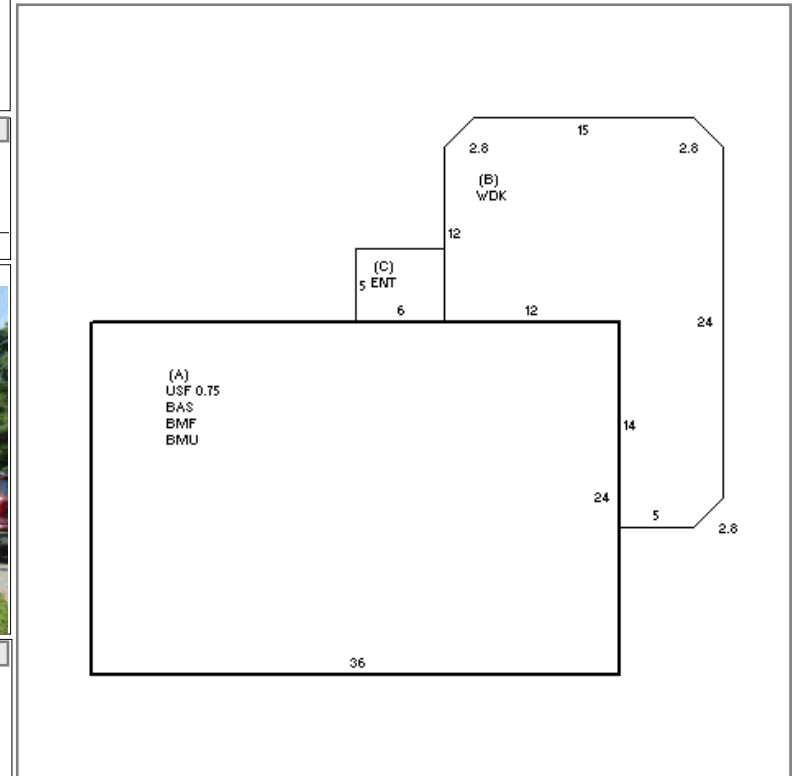
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CURRENT OWNER								PARCEL ID				LOCATION					
GARVEY JOHN & KRISTEN 60 ALPINE DRIVE HOLLISTON, MA 01746								42.0-8-0				1 BEACON POINT RD					
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)						
GARVEY JOHN & KRISTEN								03/29/2019	QS	525,000	31917-93						
MANNING M JOSEPH &								02/02/2006	F	100	20708-274						
MANNING M JOSEPH &									XX		01419-0329						
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,980	11	1.00	100	1.00	100	1.00	589,250	2.88	A	1.00	BA+	2.50			427,140

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 %
191149	11/13/2019	15	INSULATE/WEA	4,055			100 100
19468	05/29/2019	3	ALT/RENO	5,000			100 100
17312	05/01/2017	3	ALT/RENO	4,500	03/22/2018		100 100
920582	11/16/1992	2	ADDITIONS	40,000	08/11/1994	DMB	100 100

TOTAL	10,977 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	427,100	332,700
Infl1	AVG		BUILDING	356,900	313,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	784,000	646,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/3/2023	VER
STYLE	4	1.05	CAPE [100%]	REVIEW	9/12/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1965	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	364,176
NET AREA	1,512	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		40.14	34,685	CONDITION ELEM	CD
\$NLA(RCN)	\$241	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BMF	N	BSMT FINISH	864		38.21	33,014	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	864	1965	218.31	188,623	INTERIOR	V
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	648	1965	119.70	77,568	KITCHEN	V
				FLOOR COVER	3	W/W CARPET	1.00	B	WDK	N	WOOD DECK	358		23.52	8,419	BATHS	V
				INT. FINISH	2	DRYWALL	1.00	C	ENT	N	ENCLOSED ENTRY	30		93.06	2,792	HEAT	U
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,697.80	9,698	ELECT	U	
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	4		2,344.38	9,378			
				USE	0		1.00										
				EFF.YR/AGE 2017 / 5													
				COND 2 2 %													
				FUNC 0													
				ECON 0													
				DEPR 2 % GD 98													
				RCNLD \$356,900													