

Key: 8786

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.965

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|-----------------|--|--|--|
| LARSSON GLENN A PO BOX 3838 POCASSET, MA 02559-3838 | | | | 42.0-30-0 | | | | 83 OLD NORTH RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| LARSSON GLENN A | | | | 03/15/1996 | L | 202,337 | 10102-236 | | | | |
| FED NATL MTGE ASSOC | | | | 09/16/1994 | L | 220,441 | N/A-N/A | | | | |

| 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 % |
| PL-23-165 | 06/22/2023 | 3 | ALT/RENO | 10,000 | 10/16/2023 | SL | 100 100 |
| B-22-227 | 08/17/2022 | 2 | ADDITIONS | 75,000 | 10/16/2023 | SL | 100 100 |
| 19847 | 09/16/2019 | 15 | INSULATE/WEA | 4,039 | | | 100 100 |
| 09612 | 11/18/2009 | 3 | ALT/RENO | 8,580 | 12/09/2009 | TL | 100 100 |

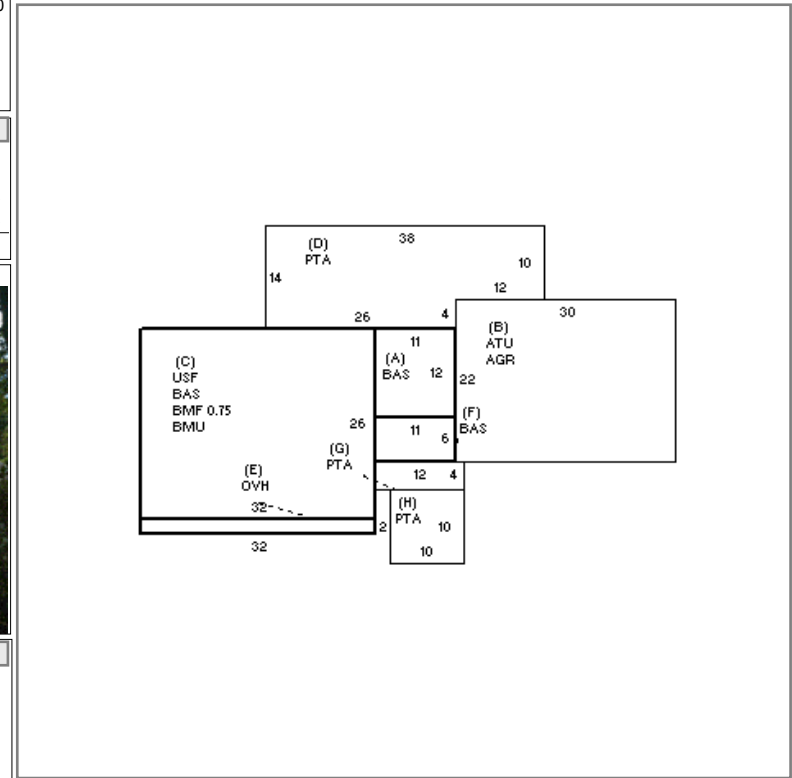
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 40,000 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 589,250 | 1.00 | A | 1.00 | BA+ | 2.50 | | 540,980 |
| 300 | A | 1.152 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 40,750 | 1.00 | A | 1.00 | BA+ | 2.50 | | 46,940 |

| TOTAL | 2.070 Acres | | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-------------|--|--------|----------|---------|---------|-----------|---------|----------|
| Nbhd | POC | | NOTE | | | | LAND | 587,900 | 457,800 |
| Infl1 | AVG | | | LAND | 441,600 | 346,400 | | | |
| N_Index | AVG | | | DETACHED | 11,600 | 5,400 | | | |
| | | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,041,100 | 809,600 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|--------|
| CBN | E | 1.90 | 10 0.90 | 12 X 18 | 216 | 59.85 | 11,600 |



| BUILDING | CD | ADJ | DESC | MEASURE | 10/16/2023 | SL |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/16/2023 | VER |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 10/16/2023 | SL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1980 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---------------|-----------------|-------|-----------|-----------|---------|
| NET AREA | 1,926 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BAS | L | BASE AREA | 964 | 1980 | 221.90 | 213,913 |
| \$NLA(RCN) | \$273 | OVERALL | 1.090 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | AGR | N | ATT GARAGE | 660 | | 67.20 | 44,353 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | ATU | N | ATTIC UNF | 660 | | 48.28 | 31,865 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | BMF | N | BSMT UNFINISHED | 832 | | 42.15 | 35,070 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | C | BMU | N | BSMT FINISH | 624 | | 50.65 | 31,604 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | C | USF | L | UPPER STORY FIN | 832 | 1980 | 124.44 | 103,532 |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | + | PTA | N | PATIO | 632 | | 15.72 | 9,934 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | E | OVH | L | OVERHANG | 64 | 1980 | 209.33 | 13,397 |
| | | | | USE | 0 | | 1.00 | F | BAS | L | BASE AREA | 66 | 2023 | 221.91 | 14,646 |
| | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 10,182.70 | 10,183 | |
| | | | | | | | | FIX | O | XTRA FIXTURES | 7 | | 2,461.67 | 17,232 | |

| TOTAL RCN | 525,728 | |
|----------------------|-----------|---------|
| CONDITION ELEM CD | | |
| EXTERIOR | | A |
| INTERIOR | | G |
| KITCHEN | | G |
| BATHS | | G |
| HEAT | | A |
| ELECT | | A |
| EFF.YR/AGE 2003 / 19 | | |
| COND | 16 | 16 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 16 | % GD 84 |
| RCNLD | \$441,600 | |