

Key: 8868

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.064

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HELLER NANCY R & SUSAN R TOOCHIN 11 WANDERS DR HINGHAM, MA 02043				42.2-9-0				51 HARBOR DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HELLER NANCY R & HELLER NANCY R &				12/01/2004	F XX		19302-219 2783+-0084+				

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	DCK	1.00	100	1.00	1,414,200	1.00	A	1.00	BSP	6.00		1,298,360
300	A	0.545	11	1.00	100	1.00	100	1.00	97,800	1.00	A	1.00	BSP	6.00		53,300

TOTAL	1.463 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Chapter 91 License #92-4 Expires 2095	LAND	1,351,700	1,196,200			
Infl1	DOCK		BUILDING	980,700	877,200			
N_Index	AVG		DETACHED	196,700	187,300			
			OTHER	0	0			
			TOTAL	2,529,100	2,260,700			

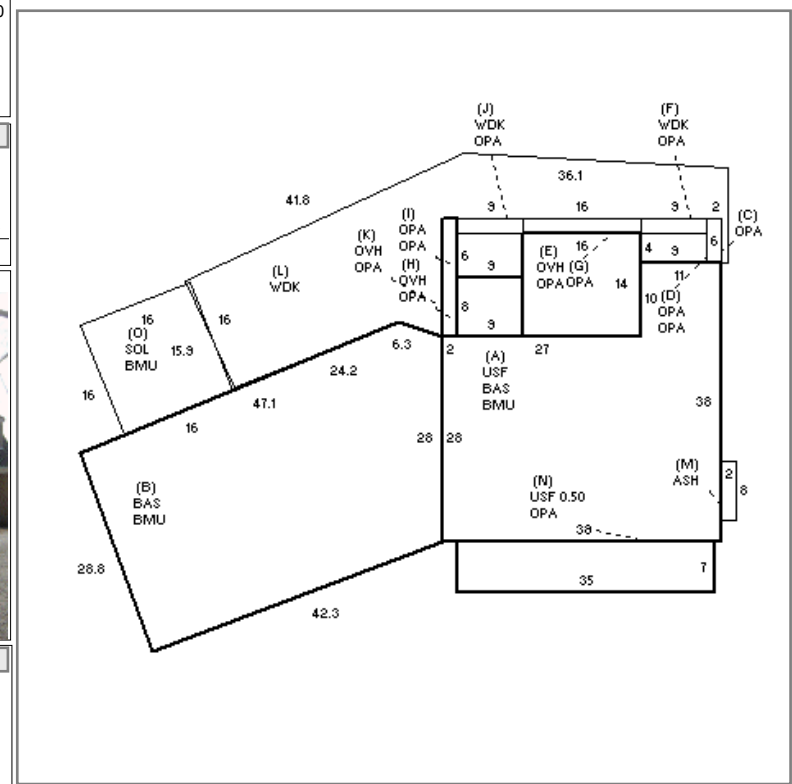
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	E	1.90	10 0.90	4X132	528	344.28	163,600
FLD	E	1.90	10 0.90	20X16	320	114.76	33,100



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2018	KT
MODEL	1		RESIDENTIAL	LIST	5/18/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/18/2018	KT
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,198	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,829		34.86	98,619
\$NLA(RCN)	\$251	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,174	1950	208.46	244,730
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,174	2006	131.80	154,732
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,399	2006	208.46	291,633
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	833		74.61	62,148
				INT. FINISH	2	DRYWALL	1.00	+	OVH	L	OVERHANG	328	1950	229.58	75,302
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	WDK	N	WOOD DECK	948		27.08	25,670
				FUEL SOURCE	2	GAS	1.00	M	ASH	N	ATT SHED	16		31.53	505
				USE	0		1.00	N	USF	L	UPPER STORY FIN	123	1950	131.80	16,211
								O	SOL	N	SOLARIUM	256		109.32	27,987
									BMG	O	BSMT GARAGE	1		9,036.10	9,036
									F11	O	FPL 1S 1OP	1		10,164.40	10,164
									FIX	O	XTRA FIXTURES	14		2,699.65	37,795

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	%
EXB-20-404	10/27/2020	3	ALT/RENO	18,000				
		12	CYCLICAL		05/03/2018	DB	100	100
05363	06/03/2005	2	ADDITIONS	390,000	12/12/2006	TL	100	100
980635	10/27/1998	3	ALT/RENO	7,500	03/08/1999	JS	100	100
910348	08/02/1991	9	DECK		09/09/1993	CP	100	100



TOTAL RCN	1,054,532
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE 2012 / 10	
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$980,700