

Key: 8886

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.082


LEGALS

CURRENT OWNER		PARCEL ID		LOCATION								
HODGSON NATHANIEL WILKENS & RACHEL MARKS 55 COBURN RD WESTON, MA 02493		42.2-25-0		88 HARBOR DR								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
HODGSON NATHANIEL WILKENS		11/06/2020	QS	867,300	33444-171							
CULLEN WALTER E & MARTINE		02/18/2015	F	1	28686-122							
CULLEN WALTER E ETUX		12/08/2006	QS	797,000	21593-121							
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	589,250	1.00	A	1.00	BA+	2.50	540,980
300	A	0.023	11	1.00	100	40,750	1.00	A	1.00	BA+	2.50	940

LAND

TOTAL	40,990 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	541,900	422,100
Infl1	AVG					BUILDING	672,500	595,100
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,214,400	1,017,200

DETACHED

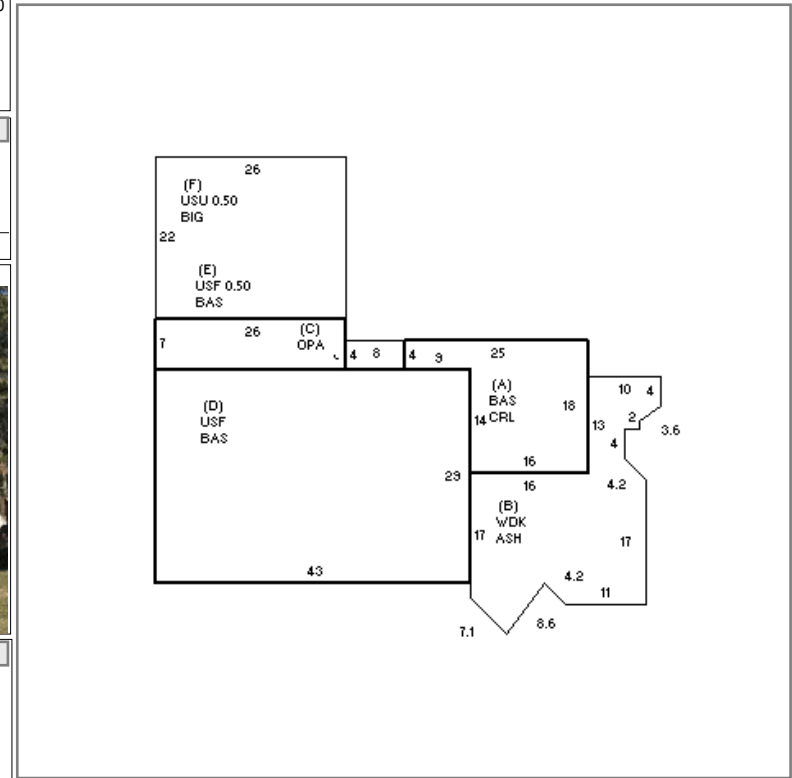
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/11/2020
SHF	A	1.00	A 0.75 8 X 10			0.00			

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/7/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/7/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/7/2021	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	908,727			
NET AREA	3,091	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CRL	N	BSMT CRAWL	324		54.76	17,743	CONDITION ELEM CD				
\$NLA(RCN)	\$294	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	B	ASH	N	ATT SHED	533		27.93	14,887	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	533		34.14	18,199	INTERIOR	F			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	32		130.23	4,167	KITCHEN	F			
				FLOOR COVER	1	HARDWOOD	1.02	D	BAS	L	BASE AREA	1,247	1986	283.11	353,042	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	1,338	1986	166.19	222,361	HEAT	A			
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	BAS	L	BASE AREA	506	1986	283.12	143,256	ELECT	A			
				FUEL SOURCE	1	OIL	1.00	F	BIG	N	BUILT-IN GARAGE	572		125.33	71,687					
				USE	0		1.00	F	USU	N	UPPER STORY UNF	286		74.87	21,413					
																		EFF.YR/AGE	1993 / 29	
																		COND	26	26 %
																		FUNC	0	
																		ECON	0	
																		DEPR	26	% GD 74
																		RCNLD		\$672,500

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 %
191032	11/06/2019	3	ALT/RENO	19,790	03/05/2020	TL	100 100
14073	02/12/2014	3	ALT/RENO	18,500			100 100
09127	04/10/2009	3	ALT/RENO		05/11/2010		100 100
03140	03/21/2003	2	ADDITIONS	50,000	09/22/2004	JS	100 100



BLDG COMMENTS