

Key: 9033

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.233

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID  |   |               |  | LOCATION     |  |  |  |
|--|--|--|--|------------|---|---------------|--|--------------|--|--|--|
| ANDERSON ELAINE F TR<br>ELAINE F ANDERSON REV TRUST<br>PO BOX 3084<br>POCASSET, MA 02559 |  |  |  | 43.1-22-0  |   |               |  | 20 COVE LN   |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T | SALE PRICE    |  | BK-PG (Cert) |  |  |  |
| ANDERSON ELAINE F TR   |  |  |  | 06/19/2014 | F | 1 28212-48    |  | 28212-27     |  |  |  |
| ANDERSON ELAINE F  |  |  |  | 06/19/2014 | F | 1 28212-27    |  | 28165-163    |  |  |  |
| ANDERSON ELAINE F TR   |  |  |  | 05/27/2014 | F | 100 28165-163 |  |              |  |  |  |

| 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    | %   |
| B-20-65 | 05/04/2020 | 3             | ALT/RENO     | 6,550  |            |    | 100    | 100 |
| 191045  | 11/06/2019 | 3             | ALT/RENO     | 3,940  |            |    | 100    | 100 |
| 16746   | 09/02/2016 | 3             | ALT/RENO     | 4,226  |            |    | 100    | 100 |
| 14126   | 03/05/2014 | 15            | INSULATE/WEA | 500    | 07/03/2014 |    | 100    | 100 |
| 11084   | 03/08/2011 | 10            | WOODSTOVE    |        | 07/03/2014 |    | 100    | 100 |

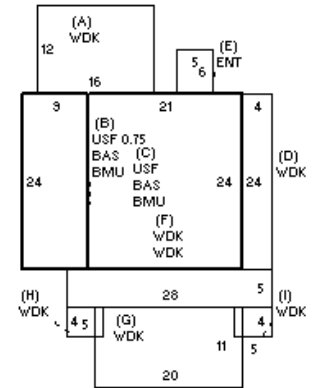
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 10,000   | 11   | 1.00  | 100     | 1.00     | 100 | 1.00 | 707,100 | 3.13 | A          | 1.00      | BG- | 3.00 |  |  | 507,960 |

|         |           |  |          |         |         |          |         |          |
|---------|-----------|--|----------|---------|---------|----------|---------|----------|
| TOTAL   | 10,019 SF | ZONING   | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | POC       | NOTE<br>Deeded beach rights, 50 yds from Ocean ( DB 7/10 ) | LAND     | 508,000 | 449,600 |          |         |          |
| Infl1   | AVG       |  | BUILDING | 315,700 | 279,400 |          |         |          |
| N_Index | AVG       |  | DETACHED | 2,100   | 2,000   |          |         |          |
|         |           |  | OTHER    | 0       | 0       |          |         |          |
|         |           |  | TOTAL    | 825,800 | 731,000 |          |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB    | UNITS | ADJ PRICE | RCNLD |       |
|-----|------|------|----------|-------|-------|-----------|-------|-------|
| SHF | G    | 1.20 | 10 0.90  | 10X12 | 2010  | 120       | 19.71 | 2,100 |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 7/3/2014 | TL  |
|----------|----|------|---------------------|---------|----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 7/3/2014 | EST |
| STYLE    | 8  | 1.10 | CONTEMPORARY [100%] | REVIEW  | 5/7/2021 | RP  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]    |         |          |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |          |     |

BLDG COMMENTS

LOADING

| YEAR BLT   | 1983  | SIZE ADJ   | 1.015 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 367,149    |            |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---------------|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA   | 1,386 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL)  | 1.00 | +   | WDK | N             | WOOD DECK       | 828   |      | 27.09     | 22,430  | CONDITION ELEM | CD         |            |
| \$NLA(RCN) | \$265 | OVERALL    | 1.190 | EXT COVER       | 1  | WOOD SHINGLE    | 1.02 | +   | BMU | N             | BSMT UNFINISHED | 720   |      | 58.38     | 42,032  | EXTERIOR       | G          |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 | +   | BAS | L             | BASE AREA       | 720   | 1983 | 261.60    | 188,354 | INTERIOR       | G          |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN  | 1.00 | +   | USF | L             | UPPER STORY FIN | 666   | 1983 | 137.90    | 91,841  | KITCHEN        | G          |            |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD        | 1.02 | E   | ENT | N             | ENCLOSED ENTRY  | 30    |      | 107.21    | 3,216   | BATHS          | G          |            |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 | F21 | O   | FPL 2S 1OP    | 1               |       |      | 11,171.90 | 11,172  | HEAT           | A          |            |
|            |       |            |       | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | FIX | O   | XTRA FIXTURES | 3               |       |      | 2,700.93  | 8,103   | ELECT          | A          |            |
|            |       |            |       | FUEL SOURCE     | 2  | GAS             | 1.00 |     |     |               |                 |       |      |           |         |                |            |            |
|            |       |            |       | USE             | 0  |                 | 1.00 |     |     |               |                 |       |      |           |         |                |            |            |
|            |       |            |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |                | EFF.YR/AGE | 2005 / 17  |
|            |       |            |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |                | COND       | 14 14 %    |
|            |       |            |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |                | FUNC       | 0          |
|            |       |            |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |                | ECON       | 0          |
|            |       |            |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |                | DEPR       | 14 % GD 86 |
|            |       |            |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |                | RCNLD      | \$315,700  |