**Key: 9066**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,267

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CUDMORE ANDREW J & JENNIFER A<br>TRS AJ & JA CUDMORE 20 REV LIV<br>119 BALL HILL RD<br>PRINCTON, MA 01541 | 43.1-58-0 | 5 SHERMAN LN |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CUDMORE ANDREW J & JENNIF | 05/26/2021 | F | 100 | 34149-213 |
| CUDMORE ANDREW J ETUX | 10/10/2013 | U | 250,000 | 27750-11+12 |
| WILSON LINDA M | 09/08/2006 | N | | 21334-322 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | 13 | OTHER | | 12/17/2015 | TL | 100 | 100 |
| 14708 | 08/25/2014 | 4 | DETACH.STRUC | 7,000 | 02/03/2015 | | 100 | 100 |
| 14094 | 02/21/2014 | 3 | ALT/RENO | 16,000 | 02/09/2015 | | 100 | 100 |

## LAND

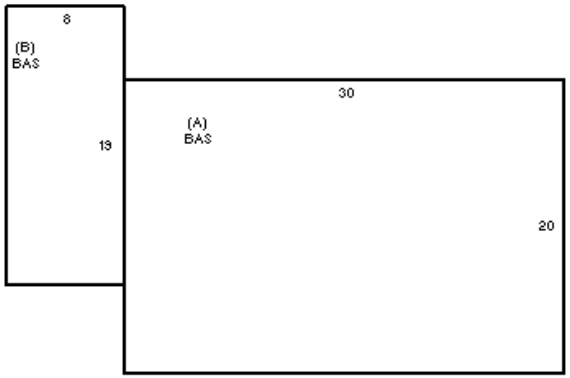
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 7,600 | 11 1.00 | 100 1.00 | 100 1.00 | 589,250 | 4.03 | A 1.00 | BA+ 2.50 | | | 413,870 |

| TOTAL | 7,579 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | POC |
| Infl1 | AVG |
| N_Index | AVG |

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 413,900 | 322,300 |
| BUILDING | 122,600 | 108,500 |
| DETACHED | 8,300 | 7,800 |
| OTHER | 0 | 0 |
| TOTAL | **544,800** | **438,600** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | S 3.00 | 10 0.90 | 12X16 | 2014 | 192 | 47.84 | 8,300 |

PHOTO 09/08/2008

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.95 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 9/8/2008 | RJM |
| LIST | 9/8/2008 | EST |
| REVIEW | 2/9/2015 | DB |

| | | | |
|---|---|---|---|
| YEAR BLT | 1956 | SIZE ADJ | 1.020 |
| NET AREA | 752 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $209 | OVERALL | 0.970 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 3 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 3 | FOUN. WALL | 1.00 |
| EXT COVER | 10 | VERT BOARD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 752 | 1956 | 204.09 | 153,473 |
| | CPC | O | CAPE CELLAR | 1 | | 3,736.00 | 3,736 |

| TOTAL RCN | 157,209 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1997 / 25 | | |
|---|---|---|---|
| COND | 22 | 22 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |
| RCNLD | | | $122,600 |