

Key: 912

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 911

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|-----------------------------------------------------------------------------------------------|--|--|--|-----------|----|------------|--------------|---------------------|--|--|--|
| HARDING MARK T & NANCY J HARDING 171 HERRING POND RD RFD BUZZARDS BAY, MA 02532-2215 | | | | 5.0-18-0 | | | | 171 HERRING POND RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| HARDING MARK T & | | | | | XX | | 03820-0060 | | | | |

| 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 | % |
| 890138 | 03/23/1989 | 2 | ADDITIONS | 1,600 | 02/17/1999 | JS | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 15,200 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 188,560 | 2.16 | A | 1.00 | R03 | 0.80 | | | 141,980 |

| | | | | | | | | |
|---------|-----------|---------------------|----------|---------|---------|----------|---------|----------|
| TOTAL | 15,202 SF | ZONING | 2 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | BDALE | NOTE Land locked | LAND | 142,000 | 125,700 | | | |
| Infl1 | AVG | | BUILDING | 257,700 | 228,100 | | | |
| N_Index | AVG | | DETACHED | 4,500 | 4,300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 404,200 | 358,100 | | | |

DETACHED

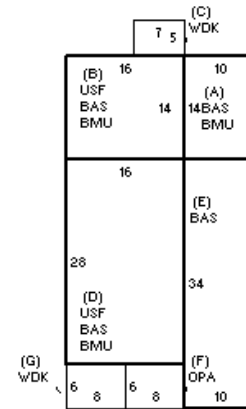
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHF | A | 1.00 | A 0.75 18X24 | | 432 | 14.04 | 4,500 |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/5/2001 | TL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/21/2020 | EST |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] | REVIEW | 5/21/2020 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1925 | SIZE ADJ | 1.010 |
|-----------------|-------|------------|-------|
| NET AREA | 1,824 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$184 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 3 | 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 | 1 | WOOD SHINGLE | 1.02 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| INT. FINISH | 4 | WALL BOARD | 0.96 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 812 | | 36.83 | 29,905 |
| B | BAS | L | BASE AREA | 224 | 1989 | 193.88 | 43,430 |
| B | USF | L | UPPER STORY FIN | 224 | 1989 | 109.82 | 24,600 |
| + | WDK | N | WOOD DECK | 83 | | 44.44 | 3,689 |
| D | USF | L | UPPER STORY FIN | 448 | 1925 | 109.82 | 49,199 |
| + | BAS | L | BASE AREA | 928 | 1925 | 193.89 | 179,925 |
| F | OPA | N | OPEN PORCH | 48 | | 82.29 | 3,950 |

| TOTAL RCN | 334,698 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1996 / 26 |
| COND | 23 23 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 23 % GD 77 |
| RCNLD | \$257,700 |