

Key: 918

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 917

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BANIS MICHAEL J & FERGUSON JESSICA L 160 HERRING POND ROAD BOURNE, MA 02532-2201				5.0-20-0				160 HERRING POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BANIS MICHAEL J & THOMPSON ROBERT H JR &				05/03/2004	QS XX	220,000	18542-142 01334-0645				

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-22-192	04/05/2022	15	INSULATE/WEA	265			100	100
EXB-21-851	11/19/2021	15	INSULATE/WEA	808			100	100
13788	11/13/2013	14	SOLAR	22,200			100	100
13769	11/05/2013	15	INSULATE/WEA	2,006			100	100
12409	06/19/2012	10	WOODSTOVE	1,500			100	100

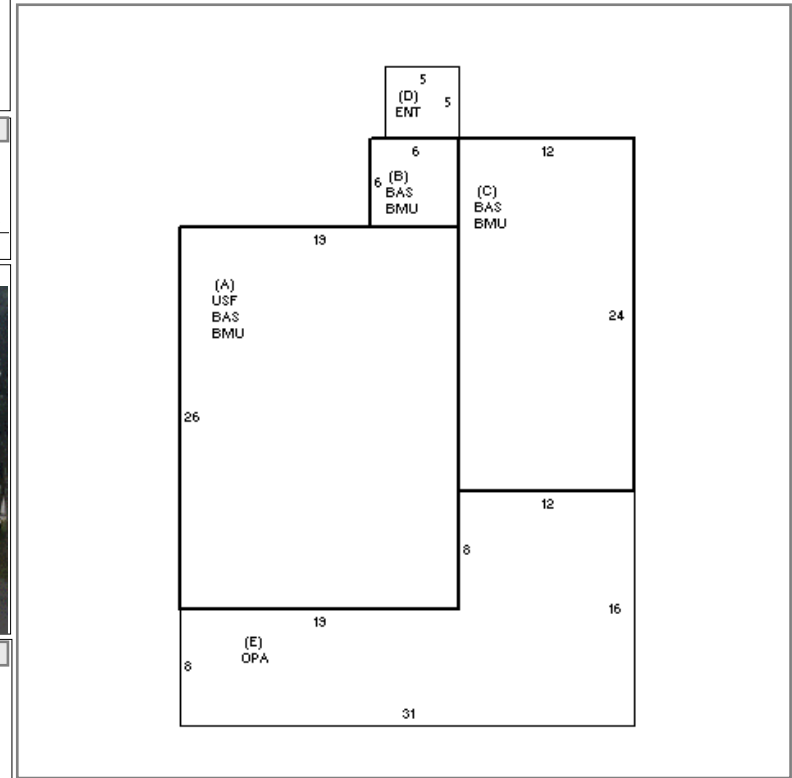
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	54,450	3	1.00	100	1.00	100	1.00	188,560	0.81	A	1.00	R02	0.80				191,250

TOTAL	1.250 Acres		ZONING	2	FRNT	170	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE		NOTE	LAND	191,300	169,300			
Infl1	AVG			BUILDING	240,800	213,100			
N_Index	AVG			DETACHED	18,000	17,100			
				OTHER	0	0			
TOTAL					450,100	399,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	22 X 25	550	36.34	18,000



BUILDING	CD	ADJ	DESC	MEASURE	5/31/2019	TL
MODEL	1		RESIDENTIAL	LIST	5/31/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/31/2019	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.015
NET AREA	1,312	DETAIL ADJ	1.000
\$NLA(RCN)	\$213	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	5	ASBESTOS	0.96
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
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	818		37.01	30,275
+	BAS	L	BASE AREA	818	1910	201.28	164,646
A	USF	L	UPPER STORY FIN	494	1910	111.68	55,171
D	ENT	N	ENCLOSED ENTRY	25		115.91	2,898
E	OPA	N	OPEN PORCH	344		59.73	20,549
	FIX	O	XTRA FIXTURES	3		2,161.60	6,485

TOTAL RCN	280,024
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$240,800