

Key: 9374

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.588

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
DUNPHY CHRISTINE & JENNIFER & MATTHEW KROWCHUN TRS 508 OLD TOWN WAY HANOVER, MA 02339		43.3-84-0		38 MASSASOIT AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DUNPHY CHRISTINE & JENNIFER		08/21/2020	F	1	33190-64
KROWCHUN JENNIFER R & MAT		08/21/2020	N	365,000	33187-243
DIOGO MARIO C & MARY JO T		03/30/2007	F	1	21894-296

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-21-321 13217	05/07/2021	3	ALT/RENO	53,300	05/12/2022			100
	04/09/2013	3	ALT/RENO	9,000	05/03/2018	TL		100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,900	11	1.00	100	1.00	100	1.00	530,325	3.48	25	0.75 BG- 3.00	377,080

TOTAL	8,886 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	topo= wetlands			LAND	377,100	333,700
Infl1	AVG		LAND	202,100	178,800			
N_Index	AVG		BUILDING	0	0			
			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	579,200	512,500			

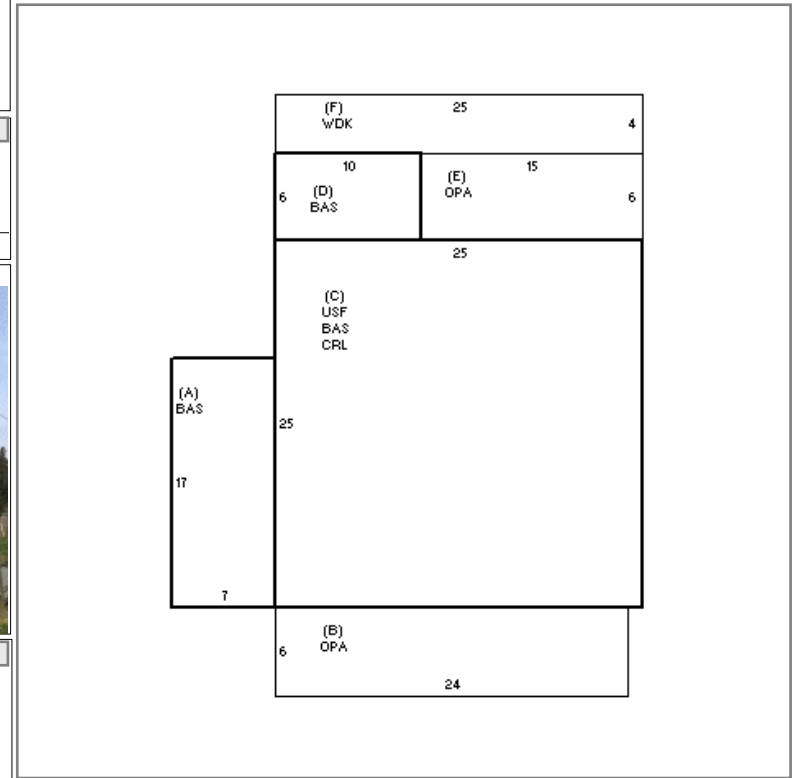
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/03/2018



BUILDING	CD	ADJ	DESC	MEASURE	5/3/2018	TL
MODEL	1		RESIDENTIAL	LIST	7/11/2018	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/19/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	1925	SIZE ADJ	1.015
NET AREA	1,429	DETAIL ADJ	1.000
\$NLA(RCN)	\$191	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	804	1925	205.30	165,065
+	OPA	N	OPEN PORCH	234		60.93	14,257
C	CRL	N	BSMT CRAWL	625		26.60	16,623
C	USF	L	UPPER STORY FIN	625	1925	112.57	70,357
F	WDK	N	WOOD DECK	100		45.55	4,555
	FIX	O	XTRA FIXTURES	1		2,205.20	2,205

TOTAL RCN	273.062
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$202,100