

Key: 9407

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.625

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
TOPHAM CAROLYN R TRS TOPHAM FAMILY IRREV INCOME TR 7 HIGHLAND CT NEEDHAM, MA 02492				43.3-119-0				10 HOPE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TOPHAM CAROLYN R TRS				11/29/2022	F	10 35508-80		10 24734-171			
TOPHAM CAROLYN R & ELIZAB				08/06/2010	F	100 24734-171		100 24734-171			
TOPHAM VIRGINIA ADMINISTR				08/06/2010	F	24734-168-70		24734-168-70			

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-22-504	08/10/2022	3	ALT/RENO	7,800			100 100
13172	03/25/2013	3	ALT/RENO	1,100	05/02/2018	TL	100 100
08114	04/04/2008	4	DETACH.STRUC	800	09/02/2008		100 100

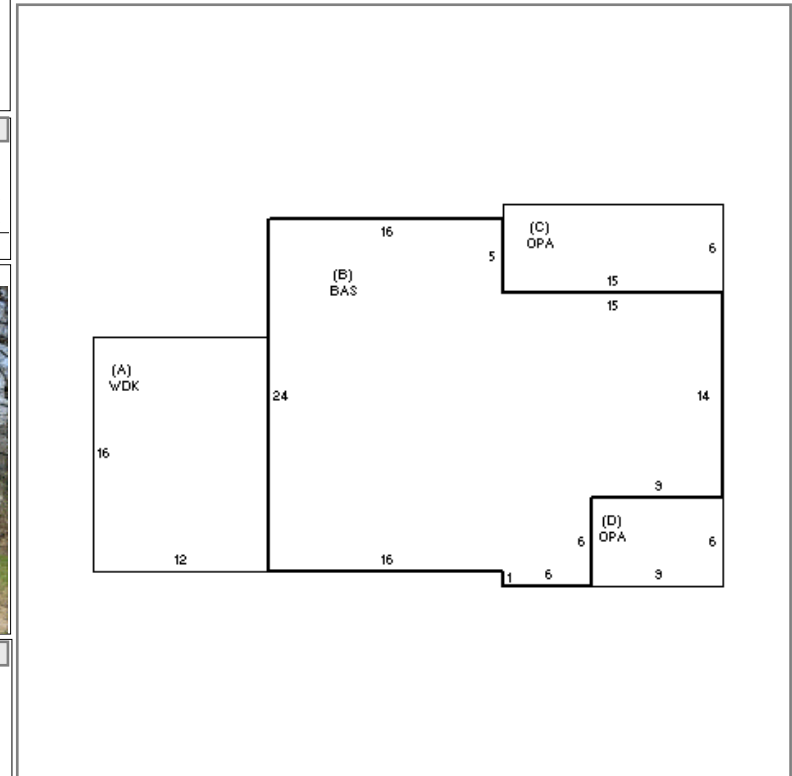
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,090	11	1.00	100	1.00	100	1.00	518,540	3.80	A	1.00	HCA	2.20			365,910

TOTAL	8,102 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	365,900	323,800			
Infl1	AVG		BUILDING	104,500	92,500			
N_Index	AVG		DETACHED	900	800			
			OTHER	0	0			
		TOTAL		471,300	417,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 7X10		70	16.90	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/2/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/2/2018	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1925	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	137,493
NET AREA	630	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	WDK	N	WOOD DECK	192		29.97	5,754		
\$NLA(RCN)	\$218	OVERALL	0.840	EXT COVER	1	WOOD SHINGLE	1.02	B	BAS	L	BASE AREA	630	1925	176.73	111,343		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	144		58.79	8,465		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		CPC	O	CAPE CELLAR	1		3,235.30	3,235		
				FLOOR COVER	2	SOFTWOOD	1.02		F11	O	FPL 1S 10P	1		6,869.80	6,870		
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	1		1,825.00	1,825		
				HEATING/COOLING	13	NONE	0.80										
				FUEL SOURCE	8	NONE	1.00										
				USE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	
																ELECT	A
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$104,500