Key: 9409

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,627

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHIPPEE CURTIS R 45 OLD POWDERHOUSE RD LAKEVILLE, MA 02347	43.3-121-0	22 HOPE AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHIPPEE CURTIS R	05/30/2017	F	1	30519-301
SHIPPEE CURTIS R &	06/23/1995	XX		9722-192

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	%
09642	12/09/2009	9	DECK	8,350	05/03/2018	TL	10	0
09519	10/20/2009	3	ALT/RENO	3,500	11/19/2009	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,084	11 1.00	100 1.00	100 1.00	518,540	5.87	A 1.00	HCA 2.20			355,530

TOTAL	5,097 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

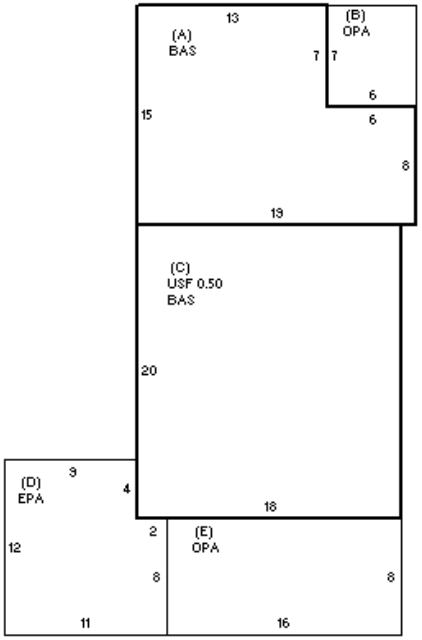
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	355,500	314,700
BUILDING	110,500	97,800
DETACHED	0	0
OTHER	0	0
TOTAL	**466,000**	**412,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L 0.90	P 0.40	8 X 8			0.00	

PHOTO 05/03/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/3/2018	TL
LIST	5/3/2018	EST
REVIEW		

YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	783	DETAIL ADJ	1.000
$NLA(RCN)	$191	OVERALL	0.840

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	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	1	PIER	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	603	1900	176.74	106,571
+	OPA	N	OPEN PORCH	170		56.00	9,520
C	USF	L	UPPER STORY FIN	180	1900	94.28	16,970
D	EPA	N	ENCLOSED PORCH	124		70.49	8,740
	F21	O	FPL 2S 1OP	1		7,547.60	7,548

TOTAL RCN	149,349

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	
ELECT	

EFF.YR/AGE	1993 / 29	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$110,500