

Key: 9412

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.630

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION														
COOMBS CHARLES B PO BOX 3002 POCASSET, MA 02559				43.3-124-0				15-17 HOPE AVE														
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)															
COOMBS CHARLES B				02/07/2017	F		30286-164/6															
COOMBS CHARLES B &				08/12/2014	F		28319-137															
COOMBS CHARLES B &				02/10/1993	F	1	8441-073															
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	10,000	11	1.00	100	1.00	100	1.00	518,540	3.13	A	1.00	HCA	2.20								372,500

LAND

TOTAL	10,019 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	372,500	329,700
Infl1	AVG		BUILDING	331,300	293,100			
N_Index	AVG		DETACHED	5,000	4,700			
			OTHER	0	0			
						TOTAL	708,800	627,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	A 0.75	10 X 16	160	19.14	2,300
SHF	A	1.00	A 0.75	7 X 10	70	16.90	900
WDK	A	1.00	A 0.75	10 X 14	132	18.30	1,800
SHF	A	1.00	A 0.75	8 X 8		0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/29/2022	EST
STYLE	13	0.85	CONVERSION [100%]	REVIEW	6/29/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1900	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	441,691	
NET AREA	3,011	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,180	1900	168.90	199,301	CONDITION ELEM	CD	
\$NLA(RCN)	\$147	OVERALL	0.860	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,703	1900	93.41	159,084	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	DKC	N	DECK-COMPOSITE	810		55.19	44,707	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	F	BAS	L	BASE AREA	128	2014	168.90	21,619	KITCHEN	A	
				FLOOR COVER	13	HARDWOOD-W/W	1.00		FIX	O	XTRA FIXTURES	7		1,913.39	13,394	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00		MST	O	MAS/METAL STACK	1		3,585.90	3,586	HEAT	O	
				HEATING/COOLING	14	PARTIAL HEAT	0.99									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
				CAPACITY		UNITS	ADJ											
				STORIES		2.75	1.00											
				ROOMS		9	1.00											
				BEDROOMS		5	1.00											
				BATHROOMS		3	1.00											
				FIXTURES		12	1.00											
				GARAGE CAPACITY		0	1.00											
				% BSMT FINISH		0	1.00											
				# OF HALF BATHS		0	1.00											
				# OF UNITS		2	1.00											
																EFF.YR/AGE	1994 / 28	
																COND	25	25 %
																FUNC	0	
																ECON	0	
																DEPR	25	% GD 75
																RCNLD		\$331,300

