Key: 9424

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,642

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TIBBETTS DONALD L & AMY E TRS TIBBETTS REALTY TRUST 10 REDBUD LN NORTH FALMOUTH, MA 02556	43.3-135-0	42 HOPE AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TIBBETTS DONALD L & AMY E	11/04/2009	F	100	24143-44
TIBBETTS DONALD L.	08/18/2005	F		20167-111
TIBBETTS LEON C &		XX		00672-0137

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	%
17794	09/26/2017	3	ALT/RENO	8,700			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,500	11 1.00	100 1.00	100 1.00	518,540	3.28	A 1.00	HCA 2.20			370,770

TOTAL	9,496 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

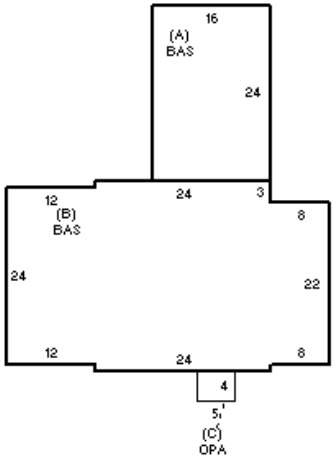
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	370,800	328,100
BUILDING	225,500	199,600
DETACHED	7,900	7,500
OTHER	0	0
TOTAL	**604,200**	**535,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	12 X 20		240	46.93	7,900

PHOTO 08/28/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/15/2023	SL
LIST	11/15/2023	EST
REVIEW	11/15/2023	SL

YEAR BLT	1935	SIZE ADJ	1.015
NET AREA	1,472	DETAIL ADJ	1.000
$NLA(RCN)	$192	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	35	W/W-VINYL	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,472	1935	180.62	265,873
C	OPA	N	OPEN PORCH	20		93.58	1,872
	F11	O	FPL 1S 1OP	1		7,894.10	7,894
	FIX	O	XTRA FIXTURES	3		2,096.77	6,290

TOTAL RCN 281,929

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

EFF.YR/AGE 1999 / 23

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $225,500