Key: 9428

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,646

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JEFFERIES KENNETH &	43.3-140-0	45 HOPE AVE
NOREEN JEFFERIES		
PO BOX 18		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JEFFERIES KENNETH &	09/11/2020	F	1	33250-132
JEFFERIES KENNETH &	01/25/1993	QS	125,000	8419-021

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	%
10709	11/23/2010	1	NEW CONSTRUC	360,000	04/25/2012	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	11,000	11 1.00	100 1.00	100 1.00	518,540	2.87	A 1.00	BA- 2.20			375,940

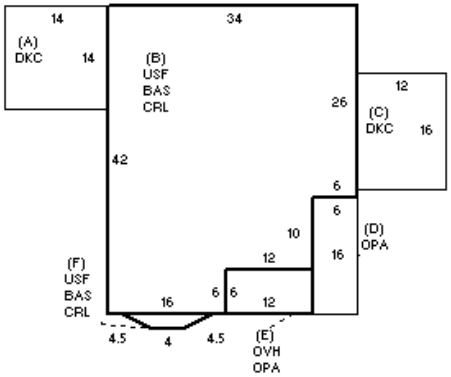
TOTAL	11,021 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	375,900	332,700
BUILDING	630,400	563,800
DETACHED	86,600	82,500
OTHER	0	0
TOTAL	**1,092,900**	**979,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	24 X 24		576	36.34	14,700
GFL	S 3.00	10 0.90	24 X 24		576	133.80	69,400
PTD	E 1.90	10 0.90	EST		360	7.59	2,500

PHOTO 04/25/2012



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/13/2017	DB
LIST	6/13/2017	EST
REVIEW	6/13/2017	TL

YEAR BLT	2011	SIZE ADJ	1.000
NET AREA	2,624	DETAIL ADJ	1.000
$NLA(RCN)	$258	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	DKC	N	DECK-COMPOSITE	388		90.70	35,191
+	CRL	N	BSMT CRAWL	1,276		25.75	32,861
+	BAS	L	BASE AREA	1,276	2011	271.54	346,485
+	USF	L	UPPER STORY FIN	1,276	2011	150.18	191,632
+	OPA	N	OPEN PORCH	168		94.41	15,861
E	OVH	L	OVERHANG	72	2011	261.59	18,835
	FIX	O	XTRA FIXTURES	6		3,076.30	18,458
	GFP	O	GAS FIREPLACE	2		9,244.80	18,490

TOTAL RCN	677,811

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

EFF.YR/AGE	2012 / 10		
COND	7 7 %		
FUNC	0		
ECON	0		
DEPR	7	% GD	93
RCNLD	$630,400		