Key: 9450

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,668

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WARREN DONNA L & JOSEPH L WARREN TR 53 HOPE AVE RLTY TR 4 WOODSIDE AVE BROCKTON, MA 02301	43.3-167-0	53 HOPE AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WARREN DONNA L & JOSEPH L	05/27/2015	F	100	28893-223
WARREN DONNA L	11/05/2014	U	450,000	28491-248
KEMMITT HARRY C ET UX	09/24/1991	XX		07690-00084

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	%
16890	10/21/2016	4	DETACH.STRUC	1,500	05/02/2018	TL	100	100
14499	06/25/2014	3	ALT/RENO	3,200	05/02/2018	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	6,780	11 1.00	100 1.00	100 1.00	518,540	4.48	A 1.00	HCA 2.20			361,380

TOTAL	6,795 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

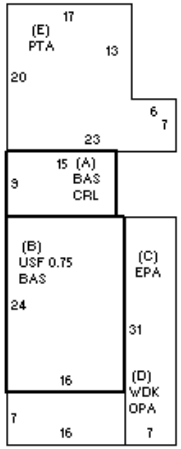
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	361,400	319,800
BUILDING	147,200	130,300
DETACHED	10,700	10,300
OTHER	0	0
TOTAL	**519,300**	**460,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	12 X 19		228	46.93	9,600
SHF	A 1.00	P 0.40	12 X 15		180	15.95	1,100

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	5/2/2018	TL
LIST	5/2/2018	EST
REVIEW		

YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	807	DETAIL ADJ	1.000
$NLA(RCN)	$240	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	5	OTHER	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
A	CRL	N	BSMT CRAWL	135		36.34	4,906
+	BAS	L	BASE AREA	519	1900	230.34	119,547
B	USF	L	UPPER STORY FIN	288	1900	116.72	33,616
C	EPA	N	ENCLOSED PORCH	217		69.20	15,017
D	OPA	N	OPEN PORCH	112		72.79	8,152
D	WDK	N	WOOD DECK	112		41.92	4,695
E	PTA	N	PATIO	382		14.42	5,510
	FIX	O	XTRA FIXTURES	1		2,259.50	2,260

TOTAL RCN 193,702

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

EFF.YR/AGE 1995 / 27

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $147,200