

Key: 9468

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.686

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HOBAICA DAVID E & JANET D 12 PATRIOTS WAY MANSFIELD, MA 02048				43.3-190-0				50 PEQUOT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOBAICA DAVID E & JANET D				01/07/2019	O	295,000	31767-218				
DRAKE HELEN T &				12/28/2012	F	1	26993-222				
DRAKE HELEN T				07/05/1995	F	1	9739-194				

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 %
19062	02/01/2019	3	ALT/RENO		02/23/2021	TL	100 100
19053	01/28/2019	5	DEMOLITIONS	15,000	08/07/2019	TL	100 100
				292,000	02/14/2019	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	5,250	11	1.00	100	1.00	100	1.00	518,540	5.70	A	1.00	HCA	2.20			356,100

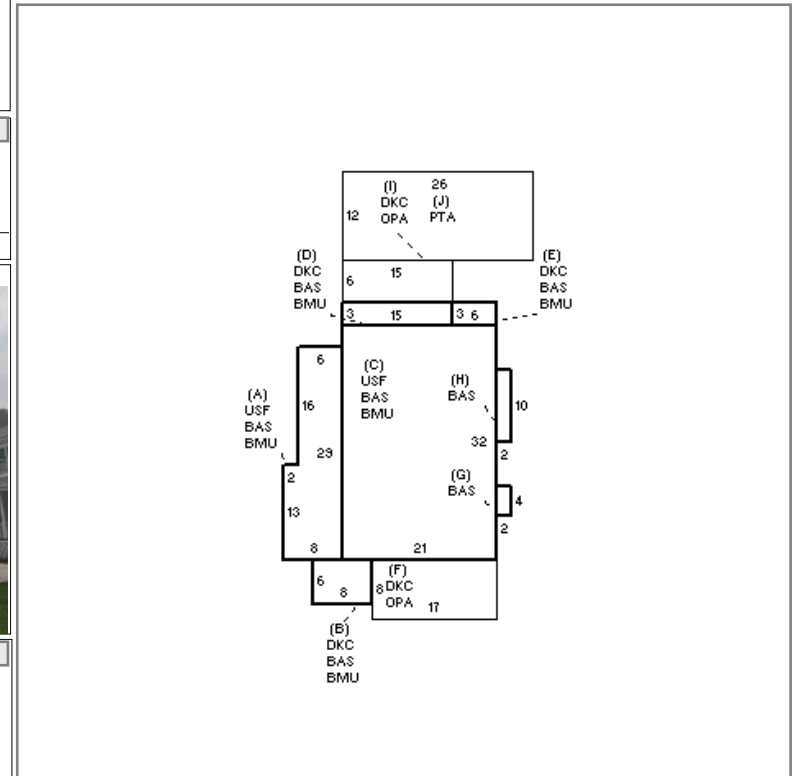
TOTAL	5,271 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	356,100	315,200			
Infl1	AVG		BUILDING	414,800	367,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	770,900	682,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2019	TL
MODEL	1		RESIDENTIAL	LIST	5/9/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/22/2001	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	2019	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	414,777		
NET AREA	1,883	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	983		39.41	38,738	CONDITION ELEM	CD		
\$NLA(RCN)	\$220	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	872	2019	116.34	101,446	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	DKC	N	DECK-COMPOSITE	337		67.86	22,868	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	226		63.60	14,374	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,011	2019	207.46	209,740	BATHS	A		
				INT. FINISH	1	PLASTER	1.00	J	PTA	N	PATIO	312		14.69	4,584	HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	FIX	O	XTRA FIXTURES	7		2,301.43	16,110	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1		6,916.50	6,917					
				USE	0		1.00												
																		EFF.YR/AGE	2021 / 1
																		COND	1 1 %
																		FUNC	0
																		ECON	0
																		DEPR	0 % GD 100
																		RCNLD	\$414,800