

Key: **9593**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.819

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HUNT FREDERICK R T TRS REED-THOMAS REALTY TRUST PO BOX 882 POCASSET, MA 02559				43.4-51-0				34 PROSPECT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUNT FREDERICK R T TRS				09/30/2021	F	1	34526-257				
HUNT FREDERICK R T				07/08/2021	F	1	34279-294				
HUNT FREDERICK R T JR				05/12/2021	F	10	34104-229				

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	%
07598	10/01/2007	2	ADDITIONS	60,000	07/15/2009	TL	100	100
900350	07/09/1990	6	FENCE	150	02/01/1992	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	5,000	11	1.00	100	1.00	100	1.00	518,540	5.97	A	1.00	BA- 2.20		355,230

TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	355,200	314,400			
Infl1	AVG		BUILDING	249,900	223,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	605,100	538,000		

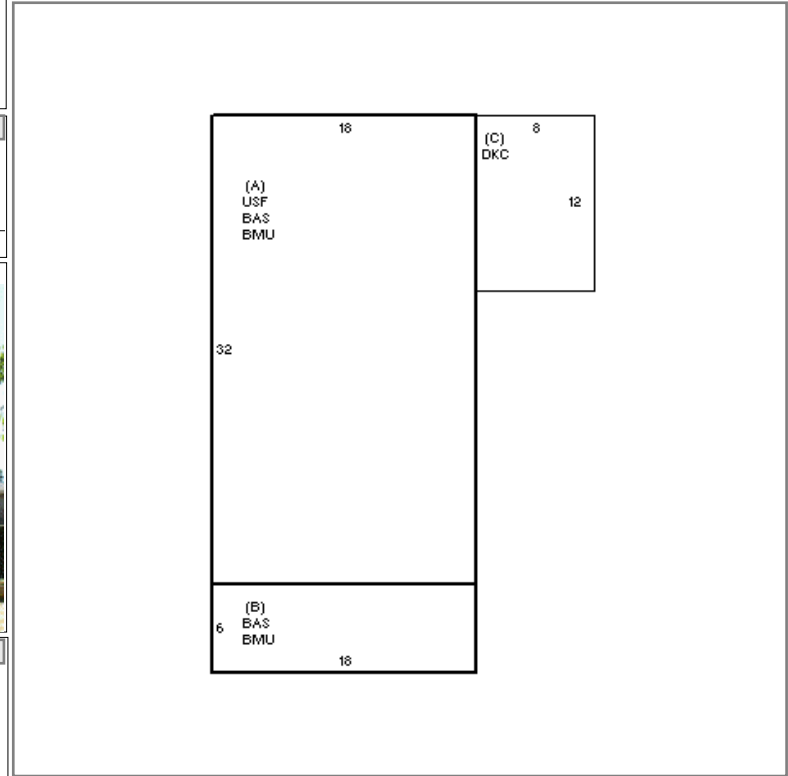
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/27/2008	TL
MODEL	1		RESIDENTIAL	LIST	8/27/2008	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/15/2016	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2008	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,260	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$220	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	9	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	277,650
+	BMU	N	BSMT UNFINISHED	684		51.02	34,897	CONDITION ELEM CD	
+	BAS	L	BASE AREA	684	2008	228.63	156,382	EXTERIOR	A
A	USF	L	UPPER STORY FIN	576	2008	121.96	70,248	INTERIOR	A
C	DKC	N	DECK-COMPOSITE	96		69.60	6,681	KITCHEN	A
	FIX	O	XTRA FIXTURES	4		2,360.30	9,441	BATHS	A
								HEAT	A
								ELECT	A
EFF.YR/AGE		2009 / 13							
COND		10 10 %							
FUNC		0							
ECON		0							
DEPR		10 % GD		90					
RCNLD								\$249,900	