Key: 9690

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,922

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HILLS LEONARD B & JEAN F TRS CHERYL LANE REALTY TRUST PO BOX 3149 POCASSET, MA 02559	44.0-34-2	1 CHERYL LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HILLS LEONARD B & JEAN F	01/09/2018	F	100	31013-168
HILLS LEONARD B &	04/29/1992	A	1	07993-00294
HILL LEONARD & JEAN		XX		N/A-N/A

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	%
		3	ALT/RENO		02/22/2023	TL	100	100
EXB-22-795	11/30/2022	15	INSULATE/WEA	2,000			100	100
970263	05/30/1997	3	ALT/RENO	4,500	05/13/1998	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,440	14 1.00	100 1.00	100 1.00	235,700	1.19	A 1.00	R04 1.00			202,950

TOTAL	31,450 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

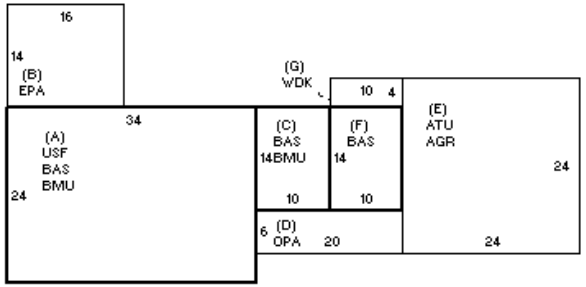
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	203,000	179,600
BUILDING	350,700	295,900
DETACHED	0	0
OTHER	0	0
TOTAL	**553,700**	**475,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 8			0.00	

PHOTO 08/13/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/13/2008	SAL
LIST	8/19/2008	RJM
REVIEW	2/22/2023	TL

YEAR BLT	1978	SIZE ADJ	1.010
NET AREA	1,912	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	956		38.30	36,617
+	BAS	L	BASE AREA	956	1978	201.64	192,768
A	USF	L	UPPER STORY FIN	816	1978	113.08	92,270
B	EPA	N	ENCLOSED PORCH	224		68.52	15,348
D	OPA	N	OPEN PORCH	120		72.08	8,649
E	AGR	N	ATT GARAGE	576		64.92	37,394
E	ATU	N	ATTIC UNF	576		44.40	25,572
F	BAS	L	BASE AREA	140	1988	201.64	28,230
G	WDK	N	WOOD DECK	40		66.57	2,663
	F21	O	FPL 2S 1OP	1		9,253.00	9,253
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711

TOTAL RCN	455,476

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$350,700