

Key: 9702

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.934

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| SULLIVAN DENISE V. TRS<br>DENISE V SULLIVAN 2017 LIVING<br>PO BOX 734<br>POCASSET, MA 02559 |  |  |  | 44.0-43-0  |    |            |              | 2 OAK RIDGE DR |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| SULLIVAN DENISE V. TRS  |  |  |  | 11/06/2017 | F  | 1          | ()           |                |  |  |  |
| SULLIVAN DENISE VOLPE   |  |  |  | 11/15/2016 | QS | 333,524    | 30088-303    |                |  |  |  |
| BANNISTER ERNEST &  |  |  |  | 02/24/1995 | QS | 182,500    | 9568-13      |                |  |  |  |

| 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    | %   |
| EXB-21-902 | 12/09/2021 | 14            | SOLAR        | 18,000 |            |    | 100    | 100 |
| 17532      | 07/11/2017 | 3             | ALT/RENO     | 1,000  | 05/12/2022 |    | 100    | 100 |
| 17445      | 06/05/2017 | 15            | INSULATE/WEA | 3,209  |            |    | 100    | 100 |
| 960043     | 02/15/1996 | 3             | ALT/RENO     | 7,000  | 09/23/1997 | JC | 100    | 100 |

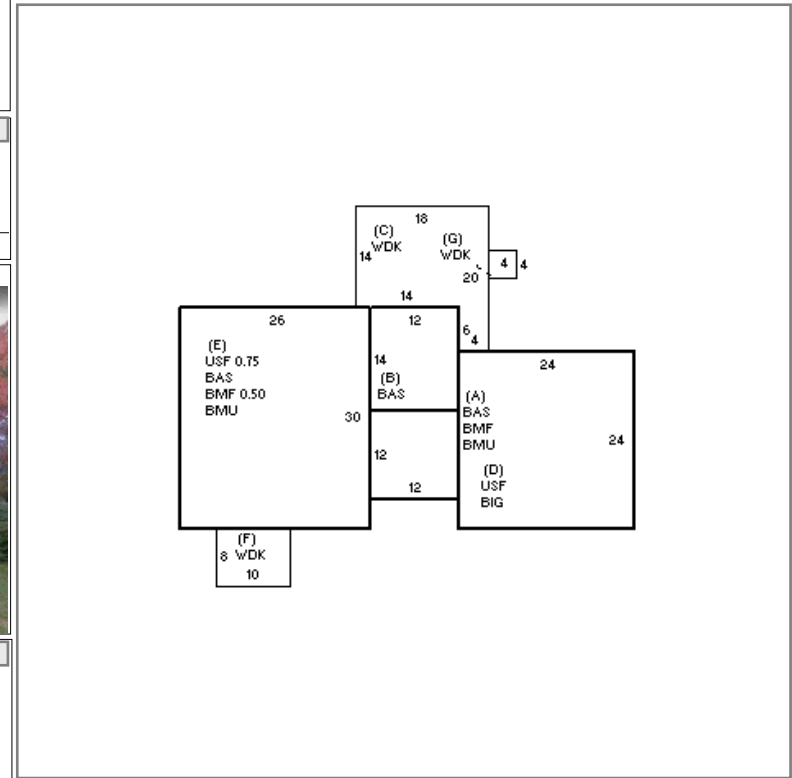
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 22,620   | 11   | 1.00  | 100     | 1.00     | 100 | 1.00 | 247,485 | 1.55 | A          | 1.00      | R06 | 1.05 |  |  | 198,580 |

| TOTAL   | 22,608 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | POC       | NOTE   | LAND     | 198,600 | 175,800 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 423,000 | 374,300 |          |         |          |
| N_Index | AVG       |        | DETACHED | 0       | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        | TOTAL    | 621,600 | 550,100 |          |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/4/2016 | TL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 10/4/2016 | EST |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  | 5/12/2022 | TL  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |



| YEAR BLT   | 1983  | SIZE ADJ   | 1.005 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 542,297 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 2,253 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 924   |      | 42.71     | 39,467  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$241 | OVERALL    | 1.110 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A | BMF | N | BSMT FINISH     | 144   |      | 68.44     | 9,856   | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | BAS | L | BASE AREA       | 1,092 | 1983 | 224.86    | 245,542 | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | + | WDK | N | WOOD DECK       | 372   |      | 25.02     | 9,307   | KITCHEN        | A       |            |            |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | D | BIG | N | BUILT-IN GARAGE | 576   |      | 91.84     | 52,898  | BATHS          | A       |            |            |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | + | USF | L | UPPER STORY FIN | 1,161 | 1983 | 121.78    | 141,387 | HEAT           | A       |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | E | BMF | N | BSMT FINISH     | 390   |      | 68.44     | 26,692  | ELECT          | A       |            |            |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |   | FIX | O | XTRA FIXTURES   | 5     |      | 2,494.46  | 12,472  |                |         |            |            |
|            |       |            |       | USE             | 0  |                | 1.00 |   | MST | O | MAS/METAL STACK | 1     |      | 4,674.80  | 4,675   |                |         |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1997 / 25  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 22 22 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 22 % GD 78 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$423,000  |