

Key: 9759

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.993

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|---|--|--|--|------------------|----|----------|--|-----------------|---|------------|------------|--------------|----------|---------------|------------|-------|------|--------|------|
| HANOVER KATHERINE & PATRICK J HANCOCK 287 RIVER ST W BRIDGEWATER, MA 02379-1607 | | | | 44.1-56-0 | | | | 33 MARJORIE AVE | | | | 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | PMT NO | PMT DT | TY | DESC | AMOUNT | INSP |
| HANOVER KATHERINE & MCCREVEN JOHN J & | | | | 04/13/2006 | F | 100 | | 20910-283 | | EXB-20-127 | 07/16/2020 | 3 | ALT/RENO | 5,012 | | | | | |
| | | | | 03/29/1989 | XX | 6676-287 | | 6676-287 | | 950091 | 03/09/1995 | 3 | ALT/RENO | 3,000 | 07/16/1996 | JC | 100 | 100 | |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|--|--|--|--|--|---------|
| 100 | S | 8,364 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 282,840 | 3.68 | A | 1.00 | PAV | 1.20 | | | | | | | | | 200,100 |

| | | | | | | | | |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 8,364 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | POC | NOTE | LAND | 200,100 | 177,100 | | | |
| Infl1 | AVG | | BUILDING | 158,800 | 140,500 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | | 358,900 | 317,600 | | | |

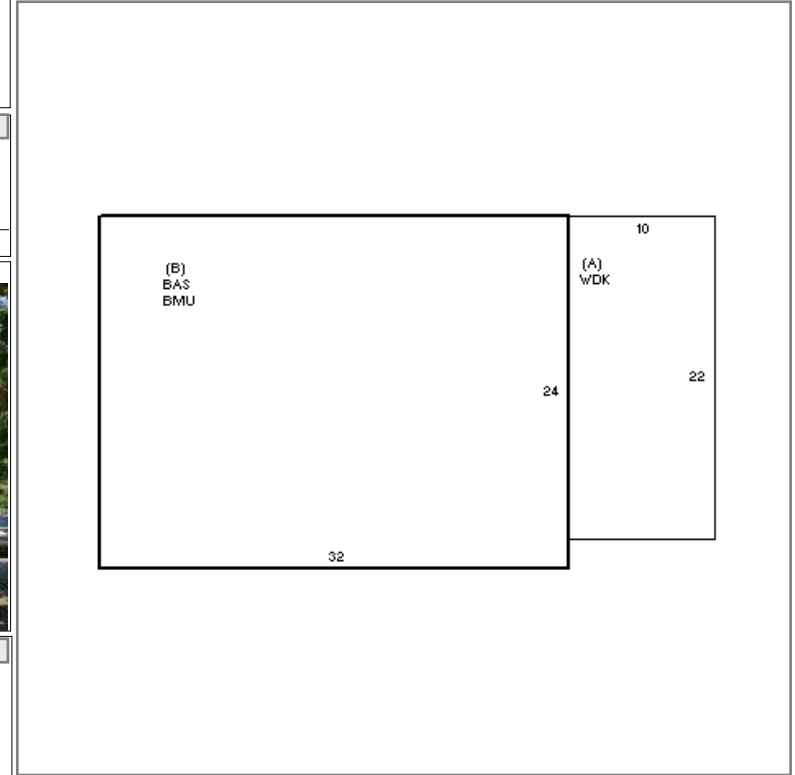
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 8X10 | | | 0.00 | |

PHOTO 08/08/2008



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 8/8/2008 | RJM |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/8/2008 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 1/23/2009 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1959 | SIZE ADJ | 1.020 |
|-----------------|-------|------------|-------|
| NET AREA | 768 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$265 | OVERALL | 0.990 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 2 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 6 | 1.00 | |
| GARAGE CAPACITY | 0 | 1.00 | |
| % BSMT FINISH | 13 | 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 | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 |
| 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 |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | WDK | N | WOOD DECK | 220 | | 26.15 | 5,754 |
| B | BMU | N | BSMT UNFINISHED | 768 | | 46.48 | 35,698 |
| B | BAS | L | BASE AREA | 768 | 1959 | 208.29 | 159,971 |
| | FIX | O | XTRA FIXTURES | 1 | | 2,150.90 | 2,151 |

| TOTAL RCN | 203.574 | |
|----------------|---------|-----------|
| CONDITION ELEM | | CD |
| EXTERIOR | | G |
| INTERIOR | | A |
| KITCHEN | | A |
| BATHS | | A |
| HEAT | | A |
| ELECT | | A |
| EFF.YR/AGE | | 1997 / 25 |
| COND | 22 | 22 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 22 | % GD 78 |
| RCNLD | | \$158,800 |