Key: 10231

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.466

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BRADLEY WILLIAM J **c/o RICHARD D BRADLEY** **PO BOX 606** **EAST FALMOUTH, MA 02536**	**47.1-88-0**	**41 CEDAR POINT DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BRADLEY WILLIAM J	12/07/2009	F	10	24218-317
BRADLEY WILLIAM J	12/04/2009	N		24213-214/5
BRADLEY WILLIAM J &		XX		4928-88

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	%
900395	07/31/1990	6	FENCE	250	10/23/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,800	11 1.00	100 1.00	100 1.00	518,540	3.19	A 1.00	BA- 2.20			371,810

TOTAL	9,801 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

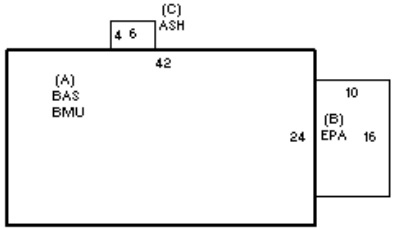
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	371,800	329,100
BUILDING	187,600	166,000
DETACHED	0	0
OTHER	0	0
TOTAL	**559,400**	**495,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/30/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/30/2023	SL
LIST	8/30/2023	EST
REVIEW	8/30/2023	SL

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,008	DETAIL ADJ	1.000
$NLA(RCN)	$245	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		35.90	36,189
A	BAS	L	BASE AREA	1,008	1950	189.00	190,512
B	EPA	N	ENCLOSED PORCH	160		72.65	11,625
C	ASH	N	ATT SHED	24		24.49	588
	F11	O	FPL 1S 1OP	1		7,894.10	7,894

TOTAL RCN 246,808

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

EFF.YR/AGE 1995 / 27

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $187,600