Key: 10308

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,545

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SEDER JONATHAN H PO BOX 128 E SANDWICH, MA 02537	47.2-38-0	4 NAIRN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SEDER JONATHAN H	01/14/2010	L	281,000	24303-229
DUCE THOMAS C	01/11/2001	QS	350,000	13480-319
DONNELLY ROBERT C &	12/18/1995	QS	180,000	9977-60

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	%
03808	11/05/2003	10	WOODSTOVE	150	12/22/2003	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,125	14 1.00	100 1.00	100 1.00	518,540	1.42	A 1.00	BA- 2.20			424,710

TOTAL	25,134 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

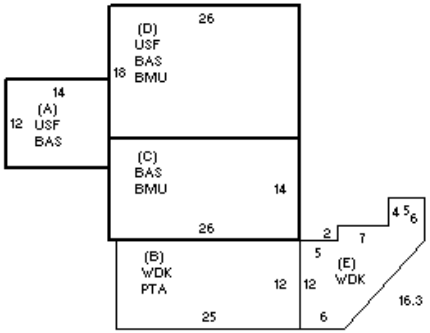
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	424,700	307,500
BUILDING	373,600	330,500
DETACHED	1,800	2,600
OTHER	0	0
TOTAL	**800,100**	**640,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	12 X 20		240	15.23	1,800

PHOTO 10/31/2001



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/19/2021	RP
LIST	8/19/2021	EST
REVIEW	8/19/2021	RP

YEAR BLT	1980	SIZE ADJ	1.010
NET AREA	1,636	DETAIL ADJ	1.000
$NLA(RCN)	$257	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	1.00
# OF HALF BATHS	1	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,000	1980	231.33	231,333
+	USF	L	UPPER STORY FIN	636	1980	126.84	80,672
B	PTA	N	PATIO	300		15.86	4,758
+	BMU	N	BSMT UNFINISHED	832		42.54	35,392
+	WDK	N	WOOD DECK	482		24.92	12,011
	BGF	N	BSMT GOOD FINIS	500		65.71	32,857
	F21	O	FPL 2S 1OP	1		10,276.10	10,276
	FIX	O	XTRA FIXTURES	5		2,484.28	12,421

TOTAL RCN	419,720

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

EFF.YR/AGE	2008 / 14	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$373,600