Key: 10329

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,565

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PEECHA ROBERT J & C/O PEECHA CAROL A TRS PO BOX 435 CATAUMET, MA 02534	47.2-53-3	5 NAIRN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PEECHA CAROL A TRS	06/28/2023	F	100	35866-27
PEECHA CAROL A	04/12/2023	F	1	35729-289
PEECHA ROBERT J &	04/26/1985	QS	140,000	4505-31

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-20-518	12/14/2020	3	ALT/RENO	18,000	04/14/2021		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,090	14 1.00	100 1.00	100 1.00	518,540	1.70	A 1.00	BA- 2.20			407,320

TOTAL	20,081 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

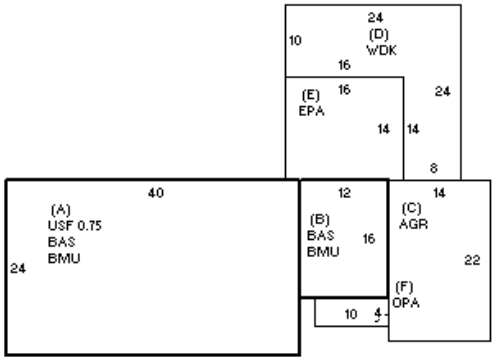
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	407,300	295,000
BUILDING	415,100	371,500
DETACHED	0	0
OTHER	0	0
TOTAL	**822,400**	**666,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/15/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/14/2021	TL
LIST	4/14/2021	EST
REVIEW	8/19/2021	RP

YEAR BLT	1981	SIZE ADJ	1.010
NET AREA	1,872	DETAIL ADJ	1.000
$NLA(RCN)	$249	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	15	VINYL SHINGLE	1.02
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,152		42.15	48,559
+	BAS	L	BASE AREA	1,152	1981	221.90	255,632
A	USF	L	UPPER STORY FIN	720	1981	125.69	90,497
C	AGR	N	ATT GARAGE	308		80.68	24,849
D	WDK	N	WOOD DECK	352		24.69	8,692
E	EPA	N	ENCLOSED PORCH	224		75.40	16,891
F	OPA	N	OPEN PORCH	40		94.18	3,767
	F21	O	FPL 2S 1OP	1		10,182.70	10,183
	FIX	O	XTRA FIXTURES	3		2,461.77	7,385

TOTAL RCN	466,454

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		$415,100