Key: 11105

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,394

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BERRY BRADFORD M & STACEY N SARBER 16 W FALMOUTH HWY APT 16 FALMOUTH, MA 02540	52.0-7-0	1245-A COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BERRY BRADFORD M &	06/18/2020	QS	325,000	32995-341
CRIDER JAMES L	10/16/2009	S	126,900	24100-123
BANK OF AMERICA	09/17/2009	L	148,276	24039-20

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

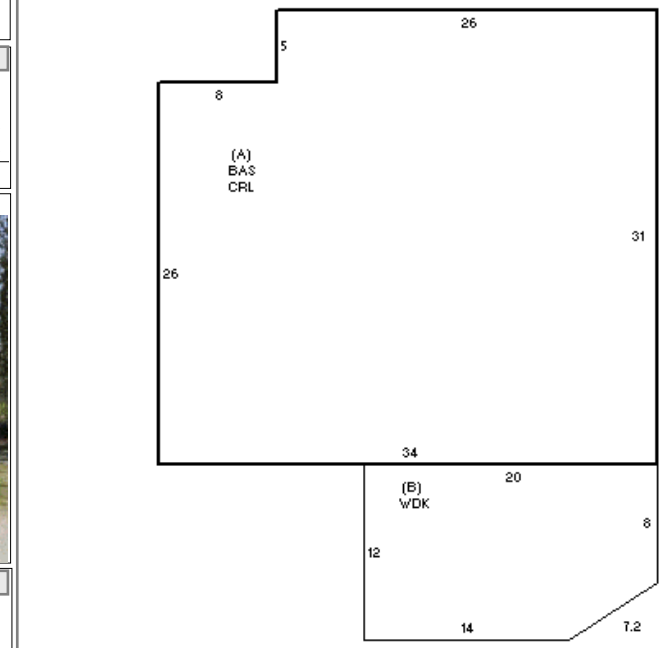
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
PL-22-188	06/09/2022	3	ALT/RENO	3,000	03/13/2023	TL	100	100
EXB-21-437	12/01/2021	3	ALT/RENO	19,000			100	100
09672	12/29/2009	3	ALT/RENO	100	05/25/2010	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,700	14 1.00	100 1.00	100 1.00	223,915	4.53	A 1.00	R03 0.95			155,930

TOTAL	6,708 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	155,900	138,000
BUILDING	264,600	234,200
DETACHED	0	0
OTHER	0	0
TOTAL	**420,500**	**372,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	9 X 11			0.00	
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 05/20/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/20/2021	RP
LIST	5/20/2021	EST
REVIEW	5/13/2022	TL

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,014	DETAIL ADJ	1.000
$NLA(RCN)	$290	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	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	3	FOUN. WALL	1.00
EXT COVER	2	CLAPBOARD	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	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	CRL	N	BSMT CRAWL	1,014		27.05	27,427
A	BAS	L	BASE AREA	1,014	1950	255.15	258,723
B	WDK	N	WOOD DECK	228		34.42	7,849

TOTAL RCN	293,998
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2009 / 13		
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			$264,600