

Key: 139

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 134

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
GIROUARD BRUCE D & KENNETH W GIROUARD 7 COACHMAN'S LANE SAGAMORE BEACH, MA 02562				2.3-50-0				9 PEAKED CLIFF RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				GIROUARD BRUCE D & GIROUARD GAIL A				11/04/2005	J	20442-140	1 18349-103	
GIROUARD GAIL A				03/23/2004	N	84,200	9598-10					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,900 1	1.00	100	1.00	341,765	4.40	A	1.00	R06	1.45	238,450

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	%
		12	CYCLICAL		11/06/2017	BC	100	100

TOTAL	6,882 SF	ZONING	1	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE 101' frontage on Vickerson Ave ../7/18; adj land from BAV 1.65 to R06 1.45 for consistency w/in neighd	LAND	238,500	211,000			
Infl1	AVG		BUILDING	130,400	116,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		368,900	327,900			


DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

(A)  
USF 0.75  
BAS  
BMU

24

19



BUILDING	CD	ADJ	DESC	MEASURE	12/30/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/6/2017	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	11/6/2017	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1988	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	167,220				
NET AREA	798	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	456		48.83	22,266	CONDITION ELEM	CD				
\$NLA(RCN)	\$210	OVERALL	1.040	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	456	1988	230.34	105,035	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	342	1988	116.72	39,919	INTERIOR	A				
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A				
				INT. FINISH	2	DRYWALL	1.00									HEAT	A				
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A				
				FUEL SOURCE	1	OIL	1.00														
				USE	0		1.00														
																		EFF.YR/AGE	1997 / 25		
																		COND	22 22 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	22	% GD	78
																		RCNLD	\$130,400		