

Key: 2102

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.113

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---------|------------|-------------------------|-------------|--|--|--|
| TWOMEY FREDERICK A ETUX JEANNE A TWOMEY PO BOX 146 SAGAMORE BEACH, MA 02562 | | | | 12.1-20-0 | | | | 40 GIBBS RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| TWOMEY FREDERICK A ETUX TWOMEY FREDERICK A | | | | 09/27/2006 | F XX | 1 | 21383-323 01387-0677 | | | | |

| 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 | % |
| 15454 | 06/11/2015 | 15 | INSULATE/WEA | 1,910 | | | 100 | 100 |
| 09605 | 11/16/2009 | 14 | SOLAR | 6,100 | 04/23/2010 | | 100 | 100 |
| 930382 | 07/13/1993 | 9 | DECK | 3,000 | 03/16/1994 | JS | 100 | 100 |
| 910534 | 11/08/1991 | 10 | WOODSTOVE | 1,200 | 02/01/1992 | HS | 100 | 100 |

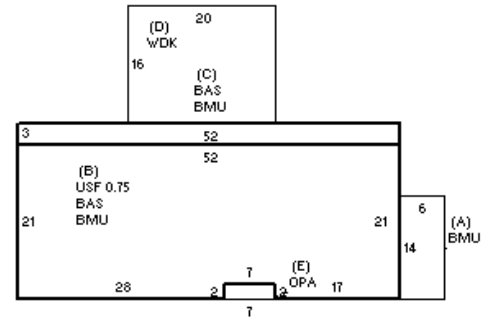
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 40,000 | 1 | 1.00 | 100 | 1.00 | 100 | 1.00 | 235,700 | 1.00 | A | 1.00 | R03 | 1.00 | | 216,390 |
| 300 | A | 0.352 | 1 | 1.00 | 100 | 1.00 | 100 | 1.00 | 16,300 | 1.00 | A | 1.00 | R03 | 1.00 | | 5,740 |

| | | | | | | | | |
|---------|-------------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 1.270 Acres | ZONING | 1 | FRNT | 160 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | N SAG | NOTE | LAND | 222,100 | 196,600 | | | |
| Infl1 | AVG | | BUILDING | 314,400 | 278,200 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 536,500 | 474,800 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/15/2021 | NMP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/14/2008 | JH |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 8/8/2008 | KEO |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

LOADING

| YEAR BLT | 1968 | SIZE ADJ | 1.005 |
|-----------------|-------|------------|-------|
| NET AREA | 2,043 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$203 | OVERALL | 1.050 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 8 | 1.00 |
| BEDROOMS | | 4 | 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 | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,318 | | 33.71 | 44,431 |
| EXT COVER | 4 | VINYL | 1.00 | + | BAS | L | BASE AREA | 1,234 | 1968 | 198.37 | 244,786 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | USF | L | UPPER STORY FIN | 809 | 1968 | 113.60 | 91,901 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | D | WDC | N | WOOD DECK | 320 | | 22.54 | 7,213 |
| FLOOR COVER | 2 | SOFTWOOD | 1.02 | E | OPA | N | OPEN PORCH | 14 | | 100.32 | 1,405 |
| INT. FINISH | 2 | DRYWALL | 1.00 | BMG | O | BSMT GARAGE | | 1 | | 7,521.80 | 7,522 |
| HEATING/COOLING | 5 | ELECTRIC BB | 0.98 | F22 | O | FPL 2S 2OP | | 1 | | 9,730.50 | 9,731 |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 | FIX | O | XTRA FIXTURES | | 3 | | 2,247.33 | 6,742 |
| USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 413,730 |
|----------------|------------|
| 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 | \$314,400 |