

Key: 2159

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.170

LEGAL LAND

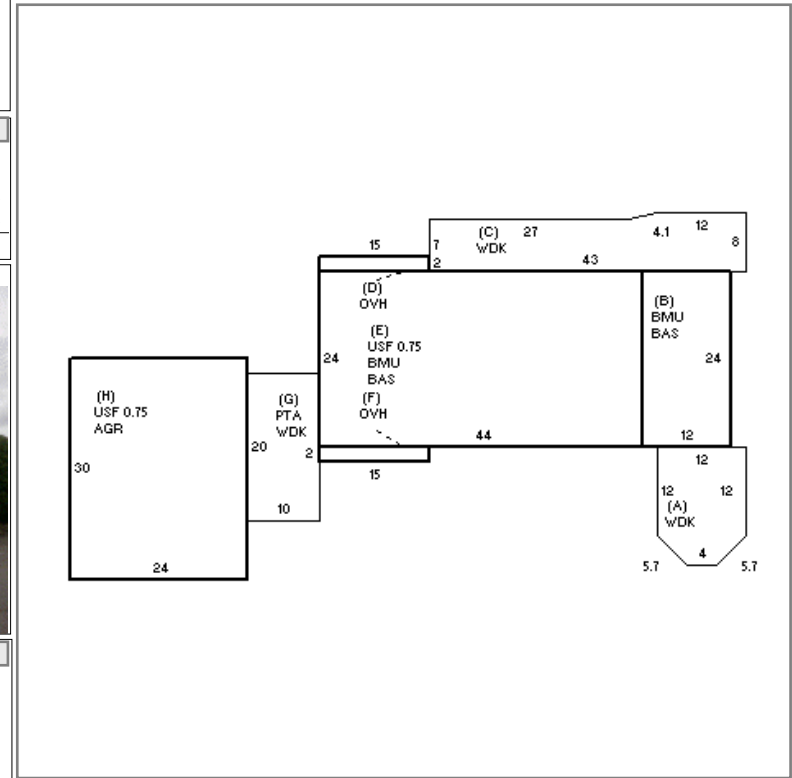
CURRENT OWNER			PARCEL ID				LOCATION			
NEARY DOROTHY M TR OF JOHN J NEARY 1997 REV TR P O BOX 178 SAGAMORE BEACH, MA 02562-0178			12.1-68-1				18 GIBBS RD			
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)				
NEARY DOROTHY M TR			08/31/1999	X		12510-343				
NEARY DOROTHY M AND JOHN			08/02/1993	G		1 10958-126				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1040	100	TWO-FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
12570	08/22/2012	12	CYCLICAL		05/17/2018	BC	100 100
980458	08/04/1998	3	ALT/RENO	8,500	05/17/2018	BC	100 100
930349	07/06/1993	9	DECK	4,000	02/10/1999	JS	0 100
		2	ADDITIONS	25,000	03/16/1994	JS	0 100

TOTAL	25,526 SF	ZONING	1	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also 37' frontage on Old Plymouth Rd	LAND	319,600	282,800			
Infl1	AVG		BUILDING	471,500	417,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			791,100	700,100				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2021	NMP
MODEL	1		RESIDENTIAL	LIST	5/17/2018	BC
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	2,736	DETAIL ADJ	1.000
\$NLA(RCN)	\$224	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	10	1.00	
BEDROOMS	5	1.00	
BATHROOMS	3	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	2	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	691		23.92	16,531
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,344	1978	210.54	282,966
ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,344		35.78	48,088
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	60	1978	202.83	12,170
FLOOR COVER	13	HARDWOOD-W/W	1.00	+	USF	L	UPPER STORY FIN	1,332	1978	116.44	155,103
INT. FINISH	2	DRYWALL	1.00	G	PTA	N	PATIO	200		15.80	3,161
HEATING/COOLING	11	HT WATER CL AIR	1.05	H	AGR	N	ATT GARAGE	720		65.11	46,880
FUEL SOURCE	1	OIL	1.00		BMF	N	BSMT FINISH	320		65.44	20,942
USE	0		1.00		F21	O	FPL 2S 1OP	1		9,866.10	9,866
					FIX	O	XTRA FIXTURES	7		2,385.11	16,696

TOTAL RCN	612,403	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$471,500	