**Key: 2179**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,190

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CLOONAN THOMAS M<br>C/O MAUREEN PUNDA<br>6 WOODLAWN ST<br>E TAUNTON, MA 02718 | 12.1-87-0 | 23 SAVARY AVE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CLOONAN THOMAS M | 11/23/2016 | F | 1 | 30110-251 |
| CLOONAN THOMAS M | 10/23/1992 | QS | 70,000 | 8266-335 |

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

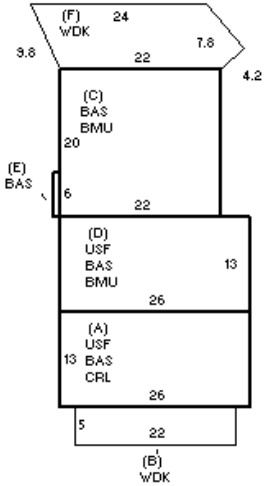
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| B-20-60 | 04/30/2020 | 3 | ALT/RENO | 7,000 | | | 100 | 100 |
| 191226 | 12/30/2019 | 15 | INSULATE/WEA | 2,689 | | | 100 | 100 |
| | | 13 | OTHER | | 11/05/2018 | TL | 100 | 100 |
| 960281 | 06/24/1996 | 9 | DECK | 1,100 | 06/30/1997 | JC | 100 | 100 |
| 950222 | 05/15/1995 | 2 | ADDITIONS | 2,300 | 05/20/1996 | JC | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 5,227 | 1 1.00 | 100 1.00 | 100 1.00 | 388,905 | 5.72 | A 1.00 | CEX 1.65 | | | 267,010 |

| TOTAL | 5,227 SF | ZONING | 1 | FRNT | 50 |
|---|---|---|---|---|---|
| Nbhd | N SAG | NOTE | VIEW OF CANAL | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 267,000 | 236,300 |
| BUILDING | 288,400 | 255,200 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **555,400** | **491,500** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | A 0.75 | 8X10 | | | 0.00 | |

PHOTO 11/05/2018

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 1/10/2022 | NMP |
|---|---|---|
| LIST | 11/5/2018 | TL |
| REVIEW | | |

| YEAR BLT | 1905 | SIZE ADJ | 1.010 |
|---|---|---|---|
| NET AREA | 1,798 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $208 | OVERALL | 1.060 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | 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 | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 |
| ROOF SHAPE | 3 | GAMBREL | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 1.02 |
| INT. FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | CRL | N | BSMT CRAWL | 338 | | 36.68 | 12,397 |
| A | USF | L | UPPER STORY FIN | 338 | 1905 | 116.41 | 39,347 |
| + | WDK | N | WOOD DECK | 334 | | 22.87 | 7,638 |
| + | BMU | N | BSMT UNFINISHED | 778 | | 49.28 | 38,340 |
| C | BAS | L | BASE AREA | 440 | 1998 | 205.52 | 90,428 |
| D | BAS | L | BASE AREA | 338 | 1912 | 205.52 | 69,466 |
| D | USF | L | UPPER STORY FIN | 338 | 1912 | 116.41 | 39,347 |
| + | BAS | L | BASE AREA | 344 | 1905 | 205.52 | 70,698 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,280.03 | 6,840 |

| TOTAL RCN | 374,500 |
|---|---|

| 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 | | $288,400 |