**Key: 2280**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,294

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| TOBIAS SUSAN A & | 12.3-75-0 | 11 BRIDGE ST |
| CINDY JEAN BROWER | | |
| PO BOX 253 | | |
| SAGAMORE, MA 02561 | | |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| TOBIAS SUSAN A & | 06/05/2017 | QS | 290,000 | 30535-310 |
| LIBBY ROBERT | 06/05/2017 | F | | 30535-308 |
| BROWER SCOTT C | 05/29/2009 | QS | 232,500 | 23753-40 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1040 | 100 | TWO-FAMILY | | 1 | 1 of 1 |

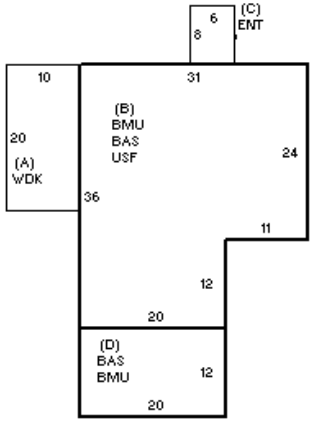
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| EXB-23-797 | 11/21/2023 | 15 | INSULATE/WEA | 1,144 | | | 100 | 100 |
| EXB-22-421 | 07/12/2022 | 3 | ALT/RENO | 17,163 | | | 0 | 0 |
| 19315 | 04/22/2019 | 3 | ALT/RENO | 1,763 | | | 100 | 100 |
| | 09/26/2018 | 6 | FENCE | | | | 100 | 100 |
| 12275 | 04/27/2012 | 3 | ALT/RENO | 1,200 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 6,081 | 2 1.00 | 100 1.00 | 100 1.00 | 212,130 | 4.96 | A 1.00 | R04 0.90 | | | 146,850 |

| TOTAL | 6,098 SF | ZONING | 1 | FRNT | 76 |
|---|---|---|---|---|---|
| Nbhd | S SAG | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 146,900 | 130,000 |
| BUILDING | 287,200 | 254,100 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **434,100** | **384,100** |




## DETACHED

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

PHOTO 09/17/2008

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 13 | 0.85 | CONVERSION [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 8/21/2017 | KT |
|---|---|---|
| LIST | 8/21/2017 | EST |
| REVIEW | 8/21/2017 | KT |

| YEAR BLT | 1850 | SIZE ADJ | 1.005 |
|---|---|---|---|
| NET AREA | 2,208 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $163 | OVERALL | 0.910 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 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 | 2 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 |
| ROOF SHAPE | 2 | HIP | 1.02 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 3 | WOOD PANEL | 0.98 |
| 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 | WDK | N | WOOD DECK | 200 | | 31.99 | 6,397 |
| B | USF | L | UPPER STORY FIN | 984 | 1850 | 98.45 | 96,877 |
| + | BAS | L | BASE AREA | 1,224 | 1850 | 171.92 | 210,429 |
| C | ENT | N | ENCLOSED ENTRY | 48 | | 77.32 | 3,711 |
| + | BMU | N | BSMT UNFINISHED | 1,224 | | 29.22 | 35,762 |
| | FIX | O | XTRA FIXTURES | 3 | | 1,947.70 | 5,843 |

| TOTAL RCN | 359,019 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1999 / 23 | |
|---|---|---|
| COND | 20 | 20 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 20 | % GD 80 |
| RCNLD | | $287,200 |