

Key: 2441

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.465

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CURRENT OWNER				PARCEL ID				LOCATION			
GARLAND JILL & CHARLES GARLAND DBA SHORE COTTAGE PARTNERSHIP 55 OLD HEAD OF THE BAY RD BUZZARDS BAY, MA 02532				14.0-42-0				55 OLD HEAD OF THE BAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GARLAND JILL & CHARLES GA				03/09/2016	F	100 29500-113		29500-113			
GARLAND JILL & CHARLES GA				03/09/2016	F	100 29500-111		29500-111			
GARLAND JILL &				03/09/2016	F	1 29500-109		29500-109			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SS23-01		11	SPLITS/SUBS		12/31/2021		100	100
980044	02/04/1998	4	DETACH.STRUC	35,000	02/20/2018	DB	100	100
		3	ALT/RENO		01/27/1999	JS	0	100

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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	49,025 4	1.00	DCK	1.00	100	1.00					380,400
						388,905	0.87	A	1.00	BEX		

TOTAL	1.125 Acres		ZONING	2	FRNT	325	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY		N O T E	81P Approval - Planning Board - 9/02 42,026 upland;5,353 wetland			LAND	380,400	336,700
Infl1	DOCK			Chapter 91 #97-4 Expires 2096;Shared Float #97-4B			BUILDING	571,400	505,600
N_Index	AVG						DETACHED	162,700	155,000
						OTHER	164,700	145,800	
						TOTAL	1,279,200	1,143,100	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 32 X 24		768	34.27	19,700
DGF	A	1.00	F 0.60 12 X 20		240	46.93	6,800
SHF	L	0.90	F 0.60 10 X 10		100	15.21	900
PPD	V	1.30	10 0.90 5X112		560	235.56	118,700
FLD	V	1.30	10 0.90 5X47		235	78.52	16,600



BUILDING	CD	ADJ	DESC	MEASURE	5/26/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/26/2021	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	5/26/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1663	SIZE ADJ	0.995
NET AREA	3,124	DETAIL ADJ	1.000
\$NLA(RCN)	\$234	OVERALL	1.280
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		10	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	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	2	WOOD SHINGLES	1.02
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	384	1663	245.33	94,206
+	USF	L	UPPER STORY FIN	1,562	1663	139.03	217,172
+	EPA	N	ENCLOSED PORCH	322		87.23	28,090
C	BMU	N	BSMT UNFINISHED	1,178		48.76	57,444
C	BAS	L	BASE AREA	1,178	1663	245.33	288,998
E	WDK	N	WOOD DECK	223		34.63	7,723
F22	O		FPL 2S 2OP	2		12,331.05	24,662
FIX	O		XTRA FIXTURES	5		2,847.88	14,239

TOTAL RCN	732,534
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$571,400



