Key: **255**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 252

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BREEN PETER E & SHARON J BREEN 45 CHARTWELL DR BUZZARDS BAY, MA 02532-2352	**3.0-130-0**	**45 CHARTWELL DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BREEN PETER E &	11/22/1993	D	106,780	8902-295

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

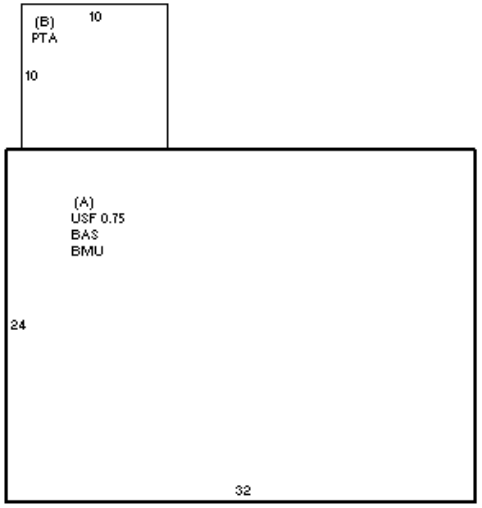
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
191088	11/22/2019	3	ALT/RENO	21,953	05/21/2020	RP	100	100
09660	12/17/2009	3	ALT/RENO	5,700	02/08/2010	TL	100	100
930522	10/07/1993	1	NEW CONSTRUC	28,000	12/02/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,491	3 1.00	100 1.00	100 1.00	212,130	1.68	A 1.00	R05 0.90			167,200

TOTAL	20,473 SF	ZONING	2	FRNT	100
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	167,200	164,400
BUILDING	243,300	217,900
DETACHED	0	0
OTHER	0	0
TOTAL	**410,500**	**382,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	
APO	A 1.00	50 0.50				0.00	

PHOTO 05/21/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/21/2020	RP
LIST	5/21/2020	EST
REVIEW	2/29/2020	TL

YEAR BLT	1993	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$218	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	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	BMU	N	BSMT UNFINISHED	768		50.93	39,112
A	BAS	L	BASE AREA	768	1993	228.21	175,266
A	USF	L	UPPER STORY FIN	576	1993	121.74	70,119
B	PTA	N	PATIO	100		16.10	1,610
	FIX	O	XTRA FIXTURES	3		2,356.17	7,069

TOTAL RCN	293,175

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

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$243,300