

Key: 3225

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.265

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
GIBBS JOHN L III & MICHELE MIELE PO BOX 98 SAGAMORE, MA 02561								18.0-6-0				46 WAYNE RD			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
GIBBS JOHN L III & KELLY MICHAEL D & KELLY MICHAEL D								10/05/2021	F	100	34543-217				
								02/21/2019	F	100	31847-19				
								08/02/2004	QS	331,650	18892-22				

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	%	

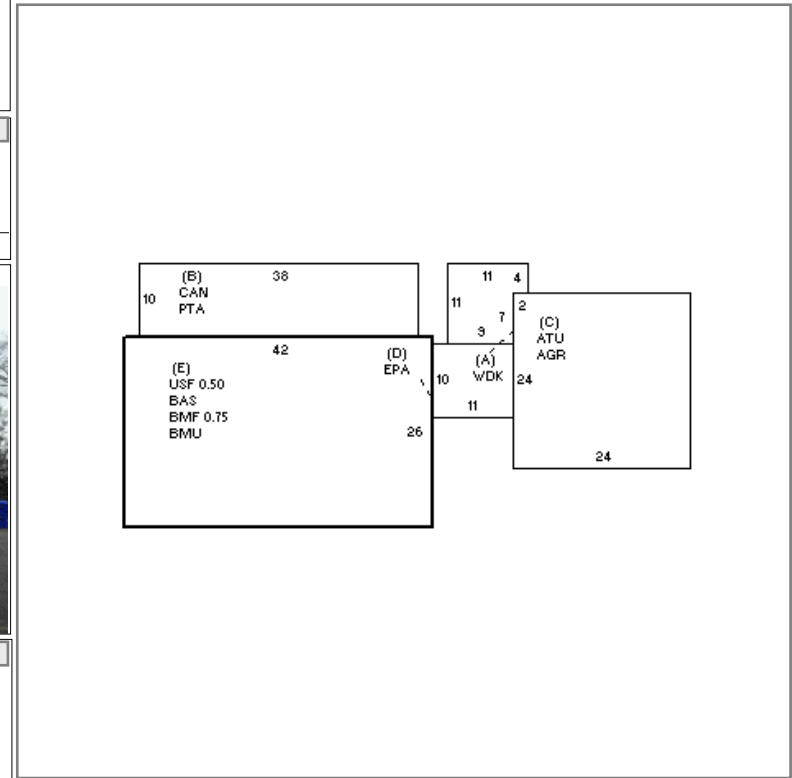
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,000	2	1.00	100	1.00	100	1.00	1.00	R04	0.90	186,270

TOTAL	34,020 SF	ZONING	1	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE Distant view of Cape Cod Bay	LAND	186,300	164,900			
Infl1	AVG		BUILDING	374,600	348,400			
N_Index	AVG		DETACHED	1,000	0			
			OTHER	0	0			
			TOTAL	561,900	513,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10X12		120	16.42	1,000



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/22/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/3/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	107		42.70	4,569
\$NLA(RCN)	\$286	OVERALL	1.070	EXT COVER	4	VINYL	1.00	B	PTA	N	PATIO	380		14.69	5,584
				ROOF SHAPE	1	GABLE	1.00	B	CAN	N	CANOPY	380		11.77	4,471
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	576		66.79	38,473
				FLOOR COVER	1	HARDWOOD	1.02	C	ATU	N	ATTIC UNF	576		45.68	26,310
				INT. FINISH	2	DRYWALL	1.00	D	EPA	N	ENCLOSED PORCH	110		88.91	9,780
				HEATING/COOLING	1	FORCED AIR	1.00	E	BMU	N	BSMT UNFINISHED	1,092		39.41	43,034
				FUEL SOURCE	1	OIL	1.00	E	BMF	N	BSMT FINISH	819		37.51	30,721
				USE	0		1.00	E	BAS	L	BASE AREA	1,092	1968	207.46	226,544
								E	USF	L	UPPER STORY FIN	546	1968	118.91	64,926
								E	FIX	O	XTRA FIXTURES	6		2,301.53	13,809

TOTAL RCN	468,221	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	G
		BATHS	G
		HEAT	A
		ELECT	A
EFF.YR/AGE	1999 / 23	COND	20 20 %
		FUNC	0
		ECON	0
		DEPR	20 % GD 80
RCNLD			\$374,600