

Key: 3368

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.411

LEGAL

LAND

DETACHED

BUILDING

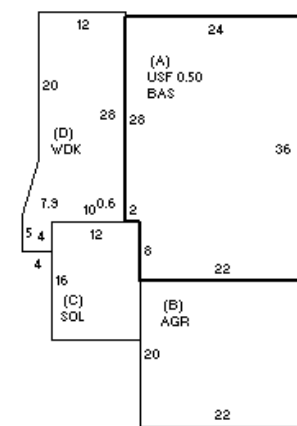
CURRENT OWNER				PARCEL ID				LOCATION			
KELLY DAVID A & MARY A KELLY 48 JORDAN AVE WAKEFIELD, MA 01880				19.2-59-0				2 CRANBERRY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KELLY DAVID A & GIPPS ROGER S & DOROTHY V				05/16/2022	QS	600,000 (229955)		10 (218798)			
GIPPS ROGER S				03/11/2019	F						
				12/09/1997	XX	(146812)					

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-23-135	08/30/2023	2	ADDITIONS	140,000			0 0
SR-22-32	08/02/2022	4	DETACH.STRUC	6,637	01/19/2023	TL	100 100
0000		3	ALT/RENO		09/29/2020	TL	100 100
		12	CYCLICAL		05/25/2018	BC	100 100
05818	11/21/2005	3	ALT/RENO	80,000	04/13/2007	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,360 4		1.00 100	1.00 100	318,195	4.15	A	1.00	BAV	1.35	222,980

TOTAL	7,362 SF	ZONING	1	FRNT	92	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Chapter 91License #79-4 expires 2029	LAND	223,000	197,300			
Infl1	AVG		BUILDING	268,800	237,900			
N_Index	AVG		DETACHED	27,700	26,400			
			OTHER	0	0			
			TOTAL	519,500	461,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10	0.90 6 X 8	2022		0.00	
FLD	V	1.30 10	0.90 4 X 8		32	78.52	2,300
PPD	V	1.30 10	0.90 3 X 40		120	235.56	25,400



BUILDING	CD	ADJ	DESC	MEASURE	6/7/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/29/2020	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	1/19/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1948	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	298,664
NET AREA	1,272	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	848	1948	209.33	177,512	CONDITION ELEM	CD
\$NLA(RCN)	\$235	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	424	1948	116.15	49,248	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	440		65.24	28,706	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	SOL	N	SOLARIUM	192		101.17	19,425	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	369		22.55	8,320	BATHS	G
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	5		2,248.00	11,240	HEAT	U
				HEATING/COOLING	1	FORCED AIR	1.00		MST	O	MAS/METAL STACK	1		4,212.90	4,213	ELECT	U
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										
				EFF.YR/AGE 2009 / 13													
				COND 10 10 %													
				FUNC 0													
				ECON 0													
				DEPR 10 % GD 90													
				RCNLD \$268,800													