

Key: 3680

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.731

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|---------------|--|--|--|
| BRAND KRISTIN & KEVIN J BRAND 45 PURITAN RD BUZZARDS BAY, MA 02532 | | | | 19.4-66-0 | | | | 45 PURITAN RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BRAND KRISTIN & FRANCOEUR KRISTIN & FRANCOEUR KRISTIN | | | | 10/20/2009 | F | 1 | 24105-315 | | | | |
| | | | | 03/16/2007 | F | 1 | 21855-284 | | | | |
| | | | | 01/12/2007 | S | 282,500 | 21695-225 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|-----------|--------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 14359 | 05/15/2014 | 12 | CYCLICAL | 1,716 | 03/19/2018 | BC | 100 | 100 |
| 13732 | 10/22/2013 | 3 | ALT/RENO | 7,000 | 03/19/2018 | BC | 100 | 100 |
| 04797 | 10/28/2004 | 2 | ADDITIONS | 71,000 | 11/01/2006 | TL | 100 | 100 |
| 04748 | 10/12/2004 | 6 | FENCE | 7,606 | 10/25/2006 | TL | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|---|------|-----|------|--|--|--|--|---------|
| 100 | S | 27,087 | 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | | | 235,700 | 1.34 | A | 1.00 | R03 | 1.00 | | | | | 196,130 |

| TOTAL | 27,094 SF | ZONING | 1 | FRNT | 92 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | BBAY | NOTE | | | | LAND | 196,100 | 173,600 |
| Infl1 | AVG | | BUILDING | 276,800 | 244,900 | | | |
| N_Index | AVG | | DETACHED | 8,000 | 11,500 | | | |
| | | | OTHER | 51,900 | 46,000 | | | |
| | | | | | | TOTAL | 532,800 | 476,000 |

DETAILED

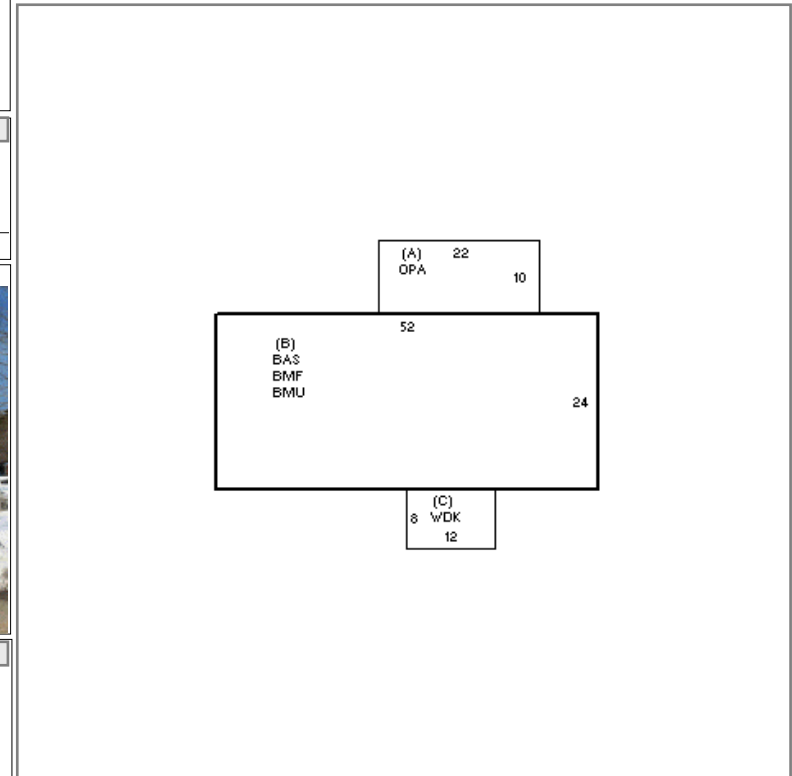
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|---------|-------|-----------|-------|-------|
| IPG | A | 1.00 | 50 0.50 | 16 X 36 | | 576 | 27.91 | 8,000 |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 3/19/2018 | BC |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/19/2018 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 3/15/2019 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



G

| YEAR BLT | 1965 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 354,831 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,248 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | OPA | N | OPEN PORCH | 220 | | 60.33 | 13,273 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$284 | OVERALL | 1.010 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | BMU | N | BSMT UNFINISHED | 1,248 | | 32.75 | 40,872 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BMF | N | BSMT FINISH | 1,248 | | 31.17 | 38,903 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | BAS | L | BASE AREA | 1,248 | 1965 | 192.71 | 240,501 | KITCHEN | A | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | C | WDK | N | WOOD DECK | 96 | | 45.11 | 4,330 | BATHS | A | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 8,219.70 | 8,220 | HEAT | A | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | FIX | O | XTRA FIXTURES | 4 | | 2,183.05 | 8,732 | ELECT | A | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1997 / 25 |
| | | | | | | | | | | | | | | | | | | COND | 22 22 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 22 % GD 78 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$276,800 |

