

Key: 3775

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.827

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | | |
|---|--|------------|----|--------------------|--------------|--|
| SEQUEIRA NICOLE L 41 ST MARGARETS STREET BUZZARDS BAY, MA 02532 | | 19.4-161-0 | | 41 ST MARGARETS ST | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| SEQUEIRA NICOLE L | | 03/02/2020 | F | 100 | 32729-141 | |
| SEQUEIRA MIKAYLA LYN & | | 08/31/2017 | QS | 376,000 | 30737-236 | |
| TOLLE DAVID D ETUX | | 05/22/2013 | S | 255,000 | 27397-255 | |

| 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 % |
| 14288 | 04/24/2014 | 14 | SOLAR | 34,500 | 08/08/2014 | | 100 100 |
| 13677 | 10/04/2013 | 3 | ALT/RENO | 13,400 | 02/09/2014 | TL | 100 100 |
| 06449 | 07/24/2006 | 6 | FENCE | | 01/03/2007 | TL | 100 100 |

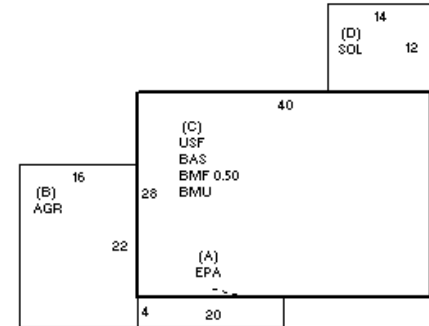
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|----------|----------|----------|------|------|----------|------|------------|-----------|
| 100 | S | 10,700 4 | | 1.00 100 | 1.00 100 | 235,700 | 2.94 | A | 1.00 R02 | 1.00 | | 170,410 |

| TOTAL | 10,716 SF | ZONING | 1 | FRNT | 132 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | BBAY | NOTE | | | | LAND | 170,400 | 120,700 |
| Infl1 | AVG | | LAND | 431,800 | 382,100 | | | |
| N_Index | AVG | | DETACHED | 27,300 | 26,700 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 629,500 | 529,500 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|---------|----------|----|-------|-----------|--------|
| IPG | + | 1.10 10 | 0.90 | | 798 | 28.30 | 20,300 |
| PTD | A | 1.00 50 | 0.50 | | 600 | 3.53 | 1,100 |
| JAC | + | 1.10 10 | 0.90 | | 1 | 6,563.37 | 5,900 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/13/2017 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/13/2017 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | | |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| |

BUILDING

| YEAR BLT | 1975 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 533,088 | | |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---------------|-----------------|-------|-----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 2,240 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | EPA | N | ENCLOSED PORCH | 80 | | 93.67 | 7,494 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$238 | OVERALL | 1.090 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | AGR | N | ATT GARAGE | 352 | | 80.28 | 28,259 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | BMU | N | BSMT UNFINISHED | 1,120 | | 41.94 | 46,976 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | BMF | N | BSMT FINISH | 560 | | 50.40 | 28,222 | KITCHEN | G | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | C | BAS | L | BASE AREA | 1,120 | 1975 | 220.80 | 247,300 | BATHS | A | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | C | USF | L | UPPER STORY FIN | 1,120 | 1975 | 119.59 | 133,937 | HEAT | A | | |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | D | SOL | N | SOLARIUM | 168 | | 110.24 | 18,521 | ELECT | A | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 10,132.30 | 10,132 | | | | | |
| | | | | USE | 0 | | 1.00 | FIX | O | XTRA FIXTURES | 5 | | 2,449.52 | 12,248 | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2000 / 22 |
| | | | | | | | | | | | | | | | | | | COND | 19 19 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 19 % GD 81 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$431,800 |