

Key: 3828

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.878

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GIBSON SHEENA & BRIEN JOHNSON				19.4-210-0				12 ALDERBERRY RD			
12 ALDERBERRY ROAD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
BUZZARDS BAY, MA 02532				GIBSON SHEENA & BRIEN JOH				01/15/2019	QS	267,000	(218402)
				CHENEY JOSEPH M				09/05/2018	L	193,000	(217197)
				MELLO CORY G				02/16/2012	QS	231,700	(196354)

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,000 4	1.00	100	1.00	100	1.00	235,700	3.84	A	1.00	R03	1.00	166,180

TOTAL	8,015 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	166,200	147,100			
Infl1	AVG		BUILDING	240,900	213,100			
N_Index	AVG		DETACHED	10,500	15,000			
			OTHER	0	0			
			TOTAL	417,600	375,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	24X24		576	36.34	10,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/6/2017	TL
MODEL	1		RESIDENTIAL	LIST	3/6/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1947	SIZE ADJ	1.010
NET AREA	1,616	DETAIL ADJ	1.000
\$NLA(RCN)	\$201	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	6	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	50	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	16		97.93	1,567
EXT COVER	4	VINYL	1.00	B	EPA	N	ENCLOSED PORCH	80		83.90	6,712
ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	848	1947	110.90	94,044
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BMU	N	BSMT UNFINISHED	768		47.42	36,420
FLOOR COVER	13	HARDWOOD-W/W	1.00	C	BSF	N	BSMT SEMI-FIN	384		25.26	9,700
INT. FINISH	1	PLASTER	1.00	C	BAS	L	BASE AREA	768	1947	212.50	163,202
HEATING/COOLING	2	HOT WATER	1.02	D	WDK	N	WOOD DECK	272		26.68	7,258
FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	3		2,193.97	6,582
USE	0		1.00								

TOTAL RCN	325,485
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$240,900

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	%

