

Key: 3864

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.914

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--------------------------------------------------|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| DALEY MATTHEW 15 BIRCH ST BOURNE, MA 02532 | | | | 19.4-247-0 | | | | 15 BIRCH ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| DALEY MATTHEW | | | | 12/16/2021 | QS | 380,000 | 34756-3 | | | | |
| BISCOE ELIZABETH & | | | | 03/04/2015 | F | 100 | 28719-99 | | | | |
| BISCOE ELIZABETH | | | | 09/30/2014 | QS | 225,500 | 28415-237 | | | | |

| 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 | % |
| 19864 | 09/16/2019 | 15 | INSULATE/WEA | 3,480 | | | 100 | 100 |
| 151136 | 12/10/2015 | 14 | SOLAR | 28,600 | | | 100 | 100 |
| | | 12 | CYCLICAL | | 06/02/2015 | DB | 100 | 100 |
| 12126 | 03/05/2012 | 10 | WOODSTOVE | 1,100 | 05/16/2014 | TL | 100 | 100 |
| 910276 | 06/12/1991 | 4 | DETACH.STRUC | 600 | 03/01/1992 | HS | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 16,000 | 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 235,700 | 2.06 | A | 1.00 | R03 | 1.00 | | | 178,730 |

| TOTAL | 15,987 SF | ZONING | 1 | FRNT | 160 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | BBAY | NOTE | LAND | 178,700 | 158,200 | | | |
| Infl1 | AVG | | BUILDING | 167,500 | 148,200 | | | |
| N_Index | AVG | | DETACHED | 1,600 | 2,300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 347,800 | 308,700 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|---------|-------|-----------|-------|-------|
| SHF | G | 1.20 | 50 0.50 | 12 X 14 | | 168 | 19.14 | 1,600 |

PHOTO 04/28/2022

BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 4/28/2022 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/28/2022 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 4/28/2022 | RP |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1950 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 182.045 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|---------------|-------|------|-----------|---------|----------------|------------|-----------|--|
| NET AREA | 840 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | FOUN. WALL | 1.00 | A | BAS | L | BASE AREA | 840 | 1950 | 206.01 | 173,051 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$217 | OVERALL | 0.970 | EXT COVER | 4 | VINYL | 1.00 | B | PTA | N | PATIO | 160 | | 14.66 | 2,346 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | | GFP | O | GAS FIREPLACE | 1 | | 6,648.80 | 6,649 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | | | | | | | | KITCHEN | G | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | | | | | | | | | BATHS | G | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | U | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | U | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2011 / 11 | |
| | | | | | | | | | | | | | | | | | COND | 8 8 % | |
| | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | DEPR | 8 % GD 92 | |
| | | | | | | | | | | | | | | | | | RCNLD | \$167,500 | |