

Key: 3988

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.073

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|------------|--|--|--|
| SANDERS ALAN & MARY ELLEN TRS GEARAC REALTY TRUST PO BOX 623 BUZZARDS BAY, MA 02532 | | | | 20.0-74-0 | | | | 6 FINCH LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SANDERS ALAN & MARY ELLEN | | | | 06/11/2020 | F | 100 | 32978-61 | | | | |
| SANDERS ALAN & MARTIN NANETTE P | | | | 03/21/2000 | G | 43,000 | () | | | | |
| | | | | | XX | | 9918-132 | | | | |

| 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 | % |
| 09054 | 02/24/2009 | 1 | NEW CONSTRUC | 295,000 | 08/03/2010 | 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 | 40,000 | 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 235,700 | 1.00 | A | 1.00 | R02 | 1.00 | | 216,390 |
| 300 | A | 0.362 | 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 16,300 | 1.00 | A | 1.00 | R02 | 1.00 | | 5,900 |

| | | | | | | | | |
|---------|-------------|--|----------|---------|---------|----------|---------|----------|
| TOTAL | 1.280 Acres | ZONING | 1 | FRNT | 166 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | BBAY | NOTE Private rd. Parcel 10 has easement | LAND | 222,300 | 157,400 | | | |
| Infl1 | AVG | | BUILDING | 550,400 | 492,500 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 772,700 | 649,900 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|------------|----|-------|-----------|-------|
| SHF | A | 1.00 | A 0.75 4X6 | | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 9/13/2022 | SL |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/20/2022 | SL |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] | REVIEW | 9/20/2022 | SL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 2009 | SIZE ADJ | 1.005 |
|-----------------|-------|------------|-------|
| NET AREA | 2,260 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$268 | OVERALL | 1.150 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1.5 | 1.00 | |
| ROOMS | 7 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| BATHROOMS | 3 | 1.00 | |
| FIXTURES | 13 | 1.00 | |
| GARAGE CAPACITY | 2 | 1.00 | |
| % BSMT FINISH | 0 | 1.00 | |
| # OF HALF BATHS | 0 | 1.00 | |
| # OF UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BIG | N | BUILT-IN GARAGE | 592 | | 95.15 | 56,326 |
| + | USF | L | UPPER STORY FIN | 538 | 2009 | 133.53 | 71,839 |
| + | OPA | N | OPEN PORCH | 335 | | 71.42 | 23,925 |
| + | BMU | N | BSMT UNFINISHED | 1,722 | | 35.98 | 61,964 |
| + | BAS | L | BASE AREA | 1,722 | 2009 | 214.94 | 370,120 |
| | FIX | O | XTRA FIXTURES | 8 | | 2,584.38 | 20,675 |

| TOTAL RCN | 604.850 |
|----------------|-----------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2010 / 12 |
| COND | 99% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 9% GD 91 |
| RCNLD | \$550,400 |

