

Key: 4076

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.162

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|---|--|------------|-------------|------------|--------------|--|
| FLANDERS ALBERT G & THELMA J TRS FLANDERS REALTY TR 30 MAPLE ST BUZZARDS BAY, MA 02532 | | 20.3-9-0 | 30 MAPLE ST | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| FLANDERS ALBERT G & THELM | | 03/16/2000 | F | 12884-247 | | |
| FLANDERS ALBERT G & | | 11/19/1993 | QS | 70,000 | 8900-042 | |

| 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 | % |
| 18006 | 01/03/2018 | 14 | SOLAR | 15,600 | | | 100 | 100 |
| 16909 | 10/21/2016 | 3 | ALT/RENO | 2,746 | | | 100 | 100 |
| 970163 | 04/15/1997 | 9 | DECK | 700 | 04/29/1998 | JS | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 8,175 4 | | 100 | 1.00 | 247,485 | 3.76 | A | 1.00 | R05 | 1.05 | 174,780 |

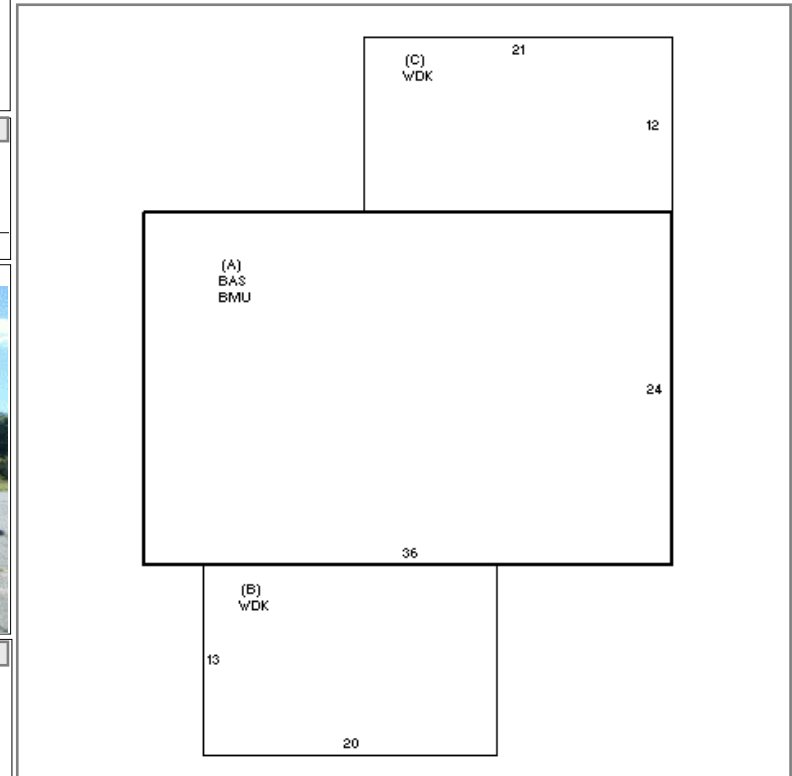
| | | | | | | | | |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 8,189 SF | ZONING | 1 | FRNT | 83 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | BBAY | NOTE | LAND | 174,800 | 154,700 | | | |
| Infl1 | AVG | | BUILDING | 173,900 | 153,900 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 348,700 | 308,600 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------|-------------|----|-------|-----------|-------|
| SHF | F | 0.70 A | 0.75 8 X 10 | | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/18/2022 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/18/2022 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 8/18/2022 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1955 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 864 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 864 | | 37.94 | 32,779 |
| \$NLA(RCN) | \$265 | OVERALL | 1.020 | EXT COVER | 6 | SHAKES | 1.05 | A | BAS | L | BASE AREA | 864 | 1955 | 206.32 | 178,257 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 512 | | 22.22 | 11,378 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | FIX | O | XTRA FIXTURES | 1 | | 2,216.10 | 2,216 |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | | MST | O | MAS/METAL STACK | 1 | | 4,152.20 | 4,152 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | |



| CAPACITY | UNITS | ADJ | TOTAL RCN | 228,782 |
|-----------------|-------|------|----------------|---------|
| STORIES | 1 | 1.00 | CONDITION ELEM | CD |
| ROOMS | 5 | 1.00 | EXTERIOR | A |
| BEDROOMS | 3 | 1.00 | INTERIOR | A |
| BATHROOMS | 1 | 1.00 | KITCHEN | A |
| FIXTURES | 6 | 1.00 | BATHS | A |
| GARAGE CAPACITY | 0 | 1.00 | HEAT | A |
| % BSMT FINISH | 0 | 1.00 | ELECT | A |
| # OF HALF BATHS | 0 | 1.00 | | |
| # OF UNITS | 1 | 1.00 | | |

| | |
|------------|------------|
| EFF.YR/AGE | 1995 / 27 |
| COND | 24 24 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 24 % GD 76 |
| RCNLD | \$173,900 |