

Key: 4103

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.188

LEGAL

LAND

DETACHED

BUILDING

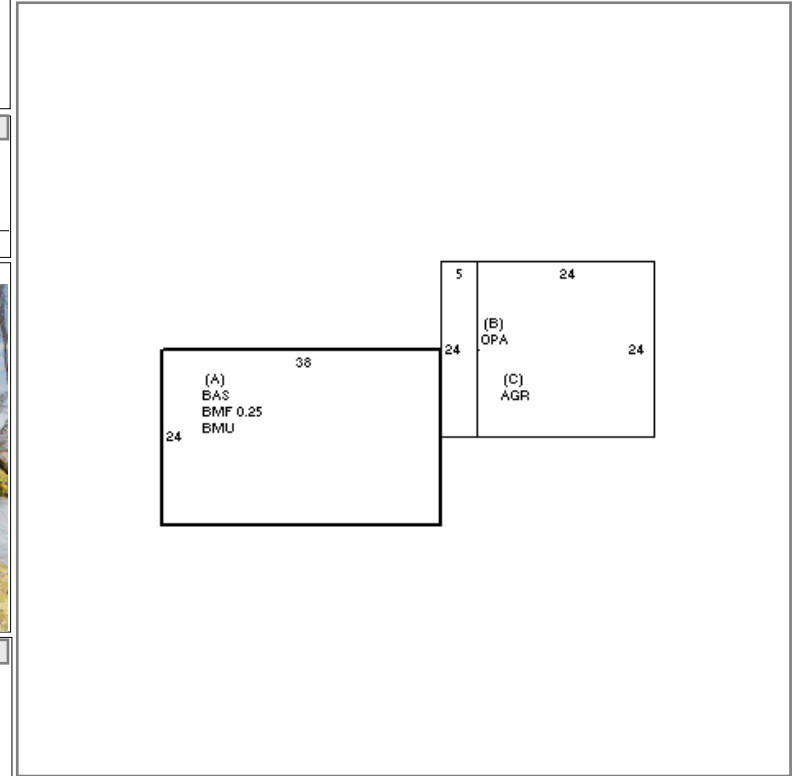
CURRENT OWNER		PARCEL ID	LOCATION		
JEAN JONATHAN 54 MAPLE ST BUZZARDS BAY, MA 02532		20.3-39-0	54 MAPLE ST		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
JEAN JONATHAN		04/29/2021	QS	375,000	34061-123
WHITNEY JEAN M		01/29/2009	QS	210,000	23405-122
MCGLEW ARTHUR C JR		08/22/1958	QS	10,200	1013-158

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	%
EXB-20-554	12/28/2020	15	INSULATE/WEA	5,000			100	100
901790	01/12/1990	3	ALT/RENO	500	10/23/1991	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000 4	1.00	100	1.00	100	1.00	235,700	3.13	A	1.00	R03 1.00	169,320

TOTAL	10,019 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	169,300	149,900			
Infl1	AVG		BUILDING	281,800	249,400			
N_Index	AVG		DETACHED	2,700	2,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>453,800</b>	<b>401,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75	10X10	100	16.90	1,300
PTD	G	1.20	10 0.90		300	5.08	1,400



BUILDING	CD	ADJ	DESC	MEASURE	5/20/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/20/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/20/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1958	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
\$NLA(RCN)	\$309	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	25	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	BMU	N	BSMT UNFINISHED	912		37.88	34,549
EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH	228		60.70	13,840
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	912	1958	206.01	187,884
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	120		71.28	8,554
FLOOR COVER	13	HARDWOOD-W/W	1.00	C	AGR	N	ATT GARAGE	576		64.21	36,984
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	281,810
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$281,800