

Key: 4111

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.196

LEGAL

| CURRENT OWNER                                |  | PARCEL ID                                       |  | LOCATION    |                       |
|--|--|---|--|-------------|-----------------------|
| DEMORANVILLE DANIEL L & MARIA J DEMORANVILLE |  | 20.3-47-0                                       |  | 75 MAPLE ST |                       |
| 75 MAPLE STREET                              |  | TRANSFER HISTORY                                |  | DOS         | T                     |
| BUZZARDS BAY, MA 02532                       |  | DEMORANVILLE DANIEL L & DEMORANVILLE DANIEL L & |  | 11/29/2019  | F XX                  |
|  |  |   |  | SALE PRICE  | BK-PG (Cert)          |
|  |  |   |  | 1           | 32505-272<br>2342-221 |

| 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 %   |
| 04555  | 07/22/2004 | 8             | POOL         | 16,000 | 09/15/2006 | DB     | 100 100 |
| 03192  | 04/08/2003 | 2             | ADDITIONS    | 17,205 | 02/26/2004 | TL     | 100 100 |
| 02401  | 06/14/2002 | 4             | DETACH.STRUC | 1,999  | 02/25/2004 | TL     | 100 100 |
| 900311 | 06/14/1990 | 8             | POOL         | 15,000 | 10/23/1991 | HS     | 100 100 |

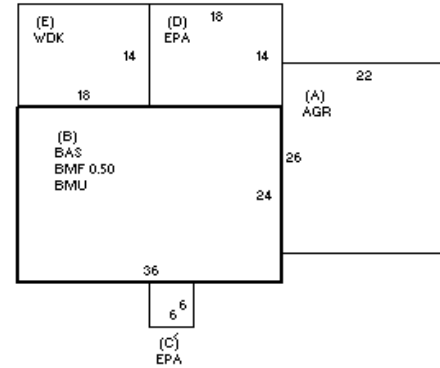
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo    | Lpi  | VC | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|------|-------|---------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 10,280 4 | 1.00 | 100   | 1.00    | 100      | 1.00 | 235,700 | 3.05 | A  | 1.00       | R03 1.00  | 169,750 |

|         |           |        |          |         |         |          |         |          |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL   | 10,280 SF | ZONING | 1        | FRNT    | 100     | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | BBAY      | NOTE   |          | LAND    | 169,800 | 150,200  |         |          |
| Infl1   | AVG       |        | BUILDING | 218,900 | 193,700 |          |         |          |
| N_Index | AVG       |        | DETACHED | 17,800  | 16,900  |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        |          | TOTAL   | 406,500 | 360,800  |         |          |

DETAILED

| TY  | QUAL | COND | DIM/NOTE |      | YB      | UNITS | ADJ PRICE | RCNLD        |
|-----|------|------|----------|------|---------|-------|-----------|--------------|
| SHF | A    | 1.00 | 50       | 0.50 | 8 X 12  |       | 0.00      |              |
| IPG | V    | 1.30 | 10       | 0.90 | 16 X 32 | 2004  | 512       | 38.63 17,800 |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/23/2021 | RP  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/23/2021 | EST |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 8/23/2021 | RP  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

UNIT

| YEAR BLT   | 1959  | SIZE ADJ   | 1.020 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 288,084 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 864   | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | AGR | N | ATT GARAGE      | 572   |      | 63.04     | 36,059  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$333 | OVERALL    | 1.000 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | B | BMU | N | BSMT UNFINISHED | 864   |      | 37.19     | 32,136  | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | BMF | N | BSMT FINISH     | 432   |      | 44.69     | 19,307  | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B | BAS | L | BASE AREA       | 864   | 1959 | 202.27    | 174,762 | KITCHEN        | A       |            |            |
|            |       |            |       | FLOOR COVER     | 3  | W/W CARPET     | 1.00 | + | EPA | N | ENCLOSED PORCH  | 288   |      | 66.54     | 19,163  | BATHS          | A       |            |            |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | E | WDK | N | WOOD DECK       | 252   |      | 26.42     | 6,658   | HEAT           | A       |            |            |
|            |       |            |       | HEATING/COOLING | 9  | WARM-COOL AIR  | 1.03 |   |     |   |                 |       |      |           |         | ELECT          | A       |            |            |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1995 / 27  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 24 24 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 24 % GD 76 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$218,900  |