Key: 4115

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,200

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SKELTON HAROLD F III 97 MAPLE ST BUZZARDS BAY, MA 02532	20.3-51-0	97 MAPLE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SKELTON HAROLD F III	03/15/2021	QS	350,000	33887-95
ARENO ROCCO &		XX		01375-0213

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

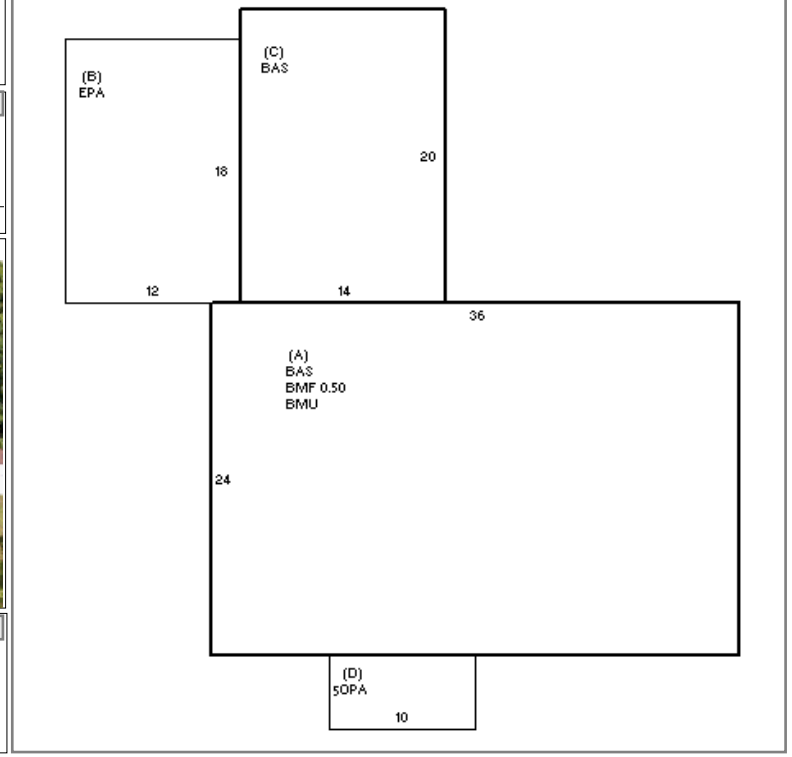
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14803	09/25/2014	15	INSULATE/WEA	4,712	11/21/2014		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,630	4 1.00	100 1.00	100 1.00	235,700	2.96	A 1.00	R03 1.00			170,310

TOTAL	10,629 SF	ZONING	1	FRNT	87
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	170,300	150,700
BUILDING	241,900	214,000
DETACHED	0	0
OTHER	0	0
TOTAL	**412,200**	**364,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A 1.00	A 0.75	8 X 10			0.00	

PHOTO 08/23/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/23/2021	RP
LIST	8/23/2021	EST
REVIEW	8/23/2021	RP

YEAR BLT	1957	SIZE ADJ	1.015
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$252	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	1	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		35.90	31,019
A	BMF	N	BSMT FINISH	432		43.14	18,636
B	EPA	N	ENCLOSED PORCH	216		64.22	13,872
+	BAS	L	BASE AREA	1,144	1957	189.00	216,216
D	OPA	N	OPEN PORCH	50		80.22	4,011
	FIX	O	XTRA FIXTURES	2		2,096.60	4,193

TOTAL RCN	287,947

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$241,900