

Key: 4418

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.502

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| CURRENT OWNER  |  |  |  | PARCEL ID  |   |            |              | LOCATION          |  |  |  |
|--|--|--|--|------------|---|------------|--------------|-------------------|--|--|--|
| MIHALOVICH LEONARD L JR<br>34 SETTLERS WAY<br>BOURNE, MA 02532 |  |  |  | 23.1-34-0  |   |            |              | 30 WASHINGTON AVE |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| MIHALOVICH LEONARD L JR  |  |  |  | 12/21/2012 | F |            | 26973-97     |                   |  |  |  |
| SAVAGE ELLEN   |  |  |  | 06/22/2011 | F | 1          | 25522-22     |                   |  |  |  |
| SAVAGE ELLEN   |  |  |  | 11/14/2000 | X |            | NA-NA        |                   |  |  |  |

| 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    | %   |
| 181005 | 11/15/2018 | 3             | ALT/RENO | 7,200  |            |    | 100    | 100 |
| 17114  | 02/14/2017 | 3             | ALT/RENO | 4,050  | 03/26/2018 |    | 100    | 100 |

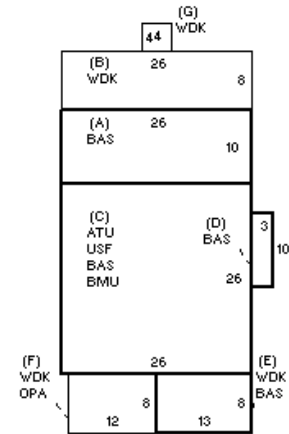
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| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 7,350 4  |      | 100   | 1.00    | 235,700  | 4.15 | A    | 1.00 | R03 | 1.00       | 165,160   |

|         |          |        |          |         |         |          |         |          |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL   | 7,362 SF | ZONING | 1        | FRNT    | 70      | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | BBAY     | NOTE   | LAND     | 165,200 | 146,200 |          |         |          |
| Infl1   | AVG      |        | BUILDING | 293,700 | 259,900 |          |         |          |
| N_Index | AVG      |        | DETACHED | 1,900   | 1,800   |          |         |          |
|         |          |        | OTHER    | 0       | 0       |          |         |          |
|         |          |        | TOTAL    | 460,800 | 407,900 |          |         |          |

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| TY  | QUAL | COND   | DIM/NOTE     | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------|--------------|----|-------|-----------|-------|
| SHF | A    | 1.00 F | 0.60 10 X 20 |    | 200   | 15.95     | 1,900 |



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| BUILDING | CD | ADJ  | DESC                | MEASURE | 4/23/2018 | BC  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 4/23/2018 | EST |
| STYLE    | 7  | 1.00 | CONVENTIONAL [100%] | REVIEW  | 7/27/2018 | DB  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

BLDG COMMENTS

| YEAR BLT   | 1915  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 376,541 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,746 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | + | BAS | L | BASE AREA       | 1,070 | 1915 | 201.64    | 215,756 | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$216 | OVERALL    | 1.040 | EXT COVER       | 4  | VINYL          | 1.00 | + | WDK | N | WOOD DECK       | 424   |      | 22.44     | 9,514   | EXTERIOR       | G       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | C | BMU | N | BSMT UNFINISHED | 676   |      | 48.35     | 32,685  | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | C | USF | L | UPPER STORY FIN | 676   | 1915 | 114.21    | 77,209  | KITCHEN        | A       |            |            |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | C | ATU | N | ATTIC UNF       | 676   |      | 43.87     | 29,657  | BATHS          | A       |            |            |
|            |       |            |       | INT. FINISH     | 1  | PLASTER        | 1.00 | F | OPA | N | OPEN PORCH      | 96    |      | 75.49     | 7,247   | HEAT           | A       |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   | FIX | O | XTRA FIXTURES   | 2     |      | 2,236.85  | 4,474   | ELECT          | A       |            |            |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1997 / 25  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 22 22 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 22 % GD 78 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$293,700  |