

Key: 450

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 447

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|---|--|------------|-------------|------------|--------------|--|
| KEOHAN CHARLES J JR & MARGARET J KEOHAN PO BOX 1534 SAGAMORE BEACH, MA 02562-1534 | | 4.1-33-0 | 24 BRADY RD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| KEOHAN CHARLES J JR & | | 05/07/1998 | QS | 159,900 | 11411-285 | |

| 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-22-453 | 07/22/2022 | 3 | ALT/RENO | 21,041 | 08/08/2023 | SL | 100 100 |
| EXB-22-432 | 07/14/2022 | 3 | ALT/RENO | 48,456 | 08/08/2023 | SL | 100 100 |
| 15012 | 01/09/2015 | 3 | ALT/RENO | 3,507 | | | 100 100 |

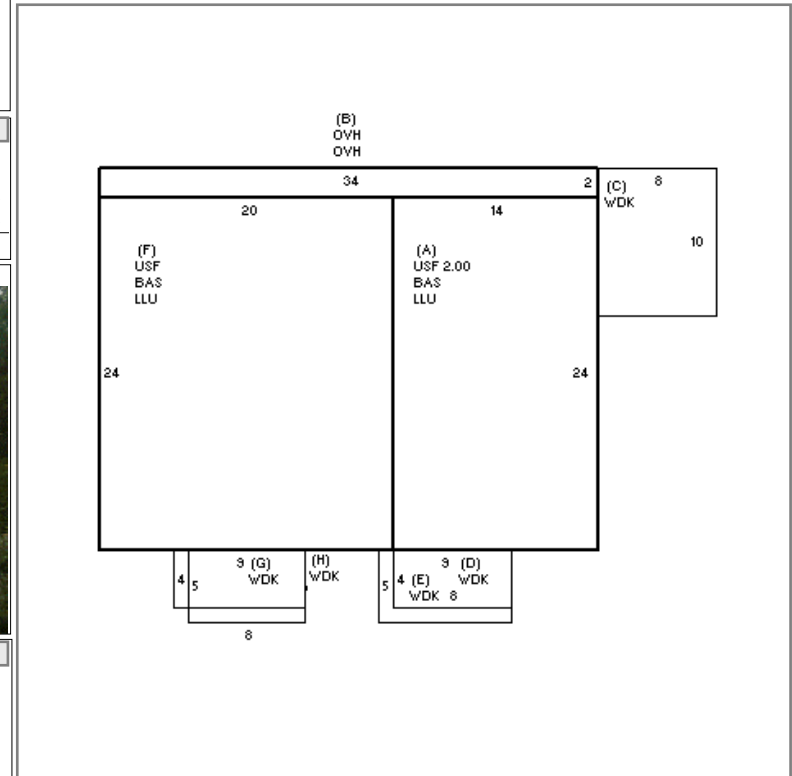
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 16,528 | 1 | 1.00 | 100 | 1.00 | 100 | 1.00 | 259,270 | 2.01 | A | 1.00 | R04 | 1.10 | | | 197,520 |

| TOTAL | 16,509 SF | ZONING | 1 | FRNT | 100 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | N SAG | NOTE | LAND | 197,500 | 174,800 | | | |
| Infl1 | AVG | | BUILDING | 321,200 | 284,200 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 518,700 | 459,000 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 8 X 10 | | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/8/2023 | SL |
|----------|----|------|---------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/8/2023 | EST |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] | REVIEW | 8/8/2023 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1986 | SIZE ADJ | 1.005 |
|-----------------|-------|------------|-------|
| NET AREA | 2,104 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$196 | OVERALL | 1.140 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 2.5 | 1.00 |
| ROOMS | | 7 | 1.00 |
| BEDROOMS | | 4 | 1.00 |
| BATHROOMS | | 3 | 1.00 |
| FIXTURES | | 13 | 1.00 |
| GARAGE CAPACITY | | 0 | 1.00 |
| % BSMT FINISH | | 0 | 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 | 1 | WOOD SHINGLE | 1.02 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 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 |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | LLU | N | LOWER LEVEL UNF | 816 | | 36.71 | 29,953 |
| + | BAS | L | BASE AREA | 816 | 1986 | 227.20 | 185,393 |
| + | USF | L | UPPER STORY FIN | 1,152 | 1986 | 119.12 | 137,222 |
| B | OVH | L | OVERHANG | 136 | 1986 | 207.49 | 28,219 |
| + | WDK | N | WOOD DECK | 233 | | 29.67 | 6,913 |
| | FIX | O | XTRA FIXTURES | 8 | | 2,439.91 | 19,519 |
| | MST | O | MAS/METAL STACK | 1 | | 4,572.50 | 4,573 |

| TOTAL RCN | 411,791 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1997 / 25 |
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |
| RCNLD | \$321,200 |