Key: 453

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 450

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DEPRADINE ROLAND **P O BOX 483** **SAGAMORE BEACH, MA 02562-0483**	**4.1-36-0**	**16 BRADY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DEPRADINE ROLAND	06/07/1988	QS	200,000	6294-78

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,700	1 1.00	100 1.00	100 1.00	259,270	2.94	A 1.00	R04 1.10			187,460

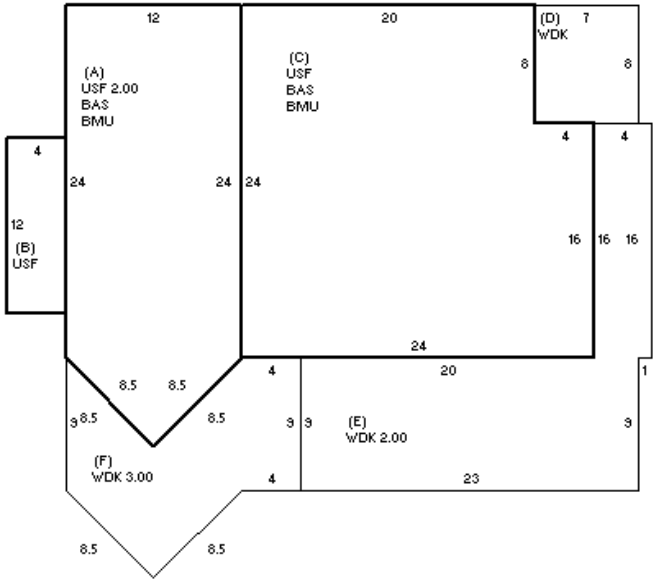
TOTAL	10,716 SF	ZONING	1	FRNT	80
Nbhd	N SAG	NOTE	shf=vinyl		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	187,500	165,900
BUILDING	359,000	317,600
DETACHED	1,200	1,100
OTHER	0	0
TOTAL	**547,700**	**484,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	50 0.50	10 X 12		120	19.71	1,200

PHOTO 11/30/2018



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/8/2021	NMP
LIST	11/29/2017	EST
REVIEW	10/31/2018	DB

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.005
NET AREA	2,108	DETAIL ADJ	1.000
$NLA(RCN)	$218	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	3	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	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	2	CLAPBOARD	1.00
ROOF SHAPE	6	SALTBOX	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
+	BMU	N	BSMT UNFINISHED	868		43.10	37,409
+	BAS	L	BASE AREA	868	1985	234.37	203,435
+	USF	L	UPPER STORY FIN	1,240	1985	122.88	152,368
+	WDK	N	WOOD DECK	1,030		25.25	26,003
	F32	O	FPL 3S 2OP	1		11,372.00	11,372
	FIX	O	XTRA FIXTURES	6		2,517.02	15,102
	JAC	O	JACUZZI	1		14,513.50	14,514

TOTAL RCN	460,202

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			$359,000