

Key: 4660

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.753

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
BRANCO ERIC A & HEIDI J COPE 49 HOLT RD BUZZARDS BAY, MA 02532		23.2-135-0	49 HOLT RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
BRANCO ERIC A & LANE ROBERT S &		12/14/2004	QS	220,900	19341-305	
		07/14/1995	QS	60,000	11046-170	

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	%
15664	08/10/2015	2	ADDITIONS	20,000	02/25/2016	SW	100	100
14887	10/20/2014	15	INSULATE/WEA	2,960	11/25/2014		100	100
960497	10/17/1996	3	ALT/RENO	4,000	04/11/1997	JS	100	100
950551	10/26/1995	3	ALT/RENO	4,000	11/15/1996	PAM	100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,805 4	1.00	100	1.00	100	1.00	235,700	4.46	A	1.00	R02 1.00	164,300

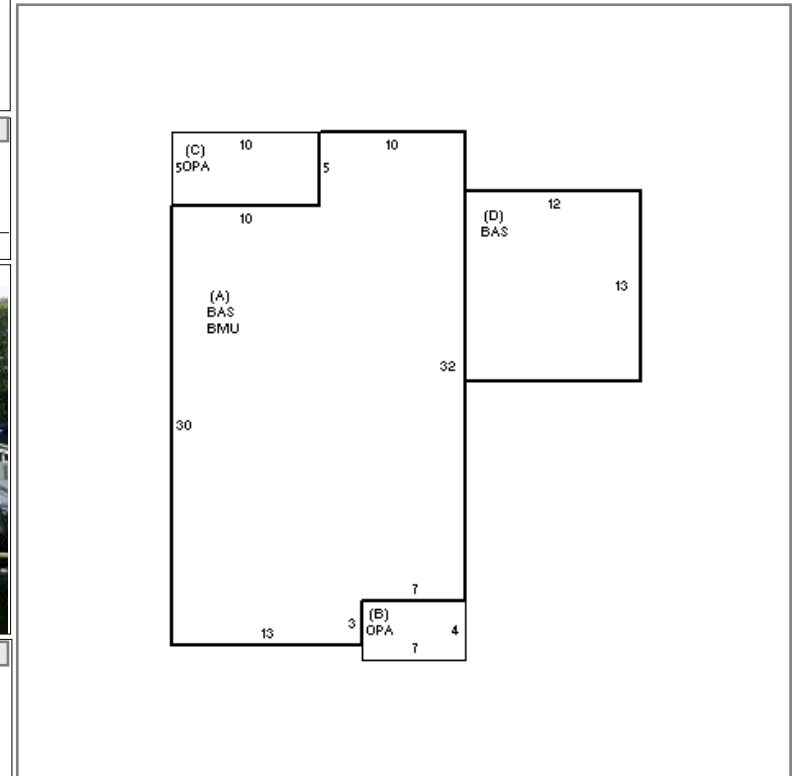
TOTAL	6,795 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	164,300	116,300			
Infl1	AVG		BUILDING	165,100	146,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	329,400	262,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/29/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/11/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.020
NET AREA	785	DETAIL ADJ	1.000
\$NLA(RCN)	\$263	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	629		48.36	30,419
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	629	1930	216.71	136,311
ROOF SHAPE	2	HIP	1.02	+	OPA	N	OPEN PORCH	78		75.51	5,890
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BAS	L	BASE AREA	156	2015	216.71	33,807
FLOOR COVER	1	HARDWOOD	1.02								
INT. FINISH	1	PLASTER	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	206,427	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1999 / 23	
COND	20 20 %	
FUNC	0	
ECON	0	
DEPR	20 % GD 80	
RCNLD	\$165,100	