

Key: 4925

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.049

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
ARNOLD AUDREY & ERIN FISHER TR DAVID F ARNOLD FAM IRREV TRUST PO BOX 187 MONUMENT BEACH, MA 02553		24.1-16-0	19-21 EVERETT RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
ARNOLD AUDREY & ERIN FISH		10/11/2018	F	10 31588-236		
ARNOLD DAVID F		10/11/2018	F	10 31588-233		
ARNOLD DAVID F & JULIE A		10/11/2018	F	10 31588-230		

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,000 4	1.00	100	1.00	100	1.00	247,485	2.66	A	1.00	PEX 1.05	181,080

TOTAL	11,979 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	181,100	160,300			
Infl1	AVG		BUILDING	250,100	221,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				431,200	381,700			

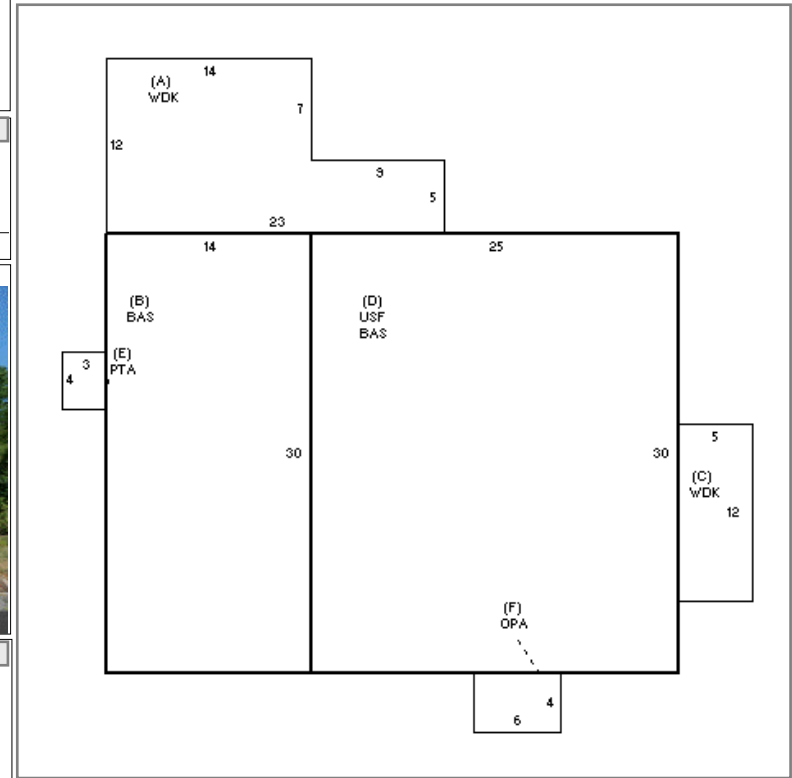
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 8X8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/4/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/4/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/4/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1040	100	TWO-FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-562	12/31/2020	9	DECK	1,200			0	0
171008	12/06/2017	3	ALT/RENO	15,000	03/11/2019	RP	100	100



YEAR BLT	1890	SIZE ADJ	1.010
NET AREA	1,920	DETAIL ADJ	1.000
\$NLA(RCN)	\$171	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	2	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	273		26.68	7,284
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,170	1890	197.76	231,383
ROOF SHAPE	1	GABLE	1.00	D	USF	L	UPPER STORY FIN	750	1890	112.02	84,013
ROOF COVER	1	ASPH/COMP SHIN	1.00	E	PTA	N	PATIO	12		17.34	208
FLOOR COVER	35	W/W-VINYL	1.00	F	OPA	N	OPEN PORCH	24		97.95	2,351
INT. FINISH	1	PLASTER	1.00		CPC	O	CAPE CELLAR	1		3,890.00	3,890
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	329,128
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$250,100