

Key: 4935

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.060

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BRADY MICHAEL F & ANITA A BRADY 15 SUNSET LN BUZZARDS BAY, MA 02532-3451				24.1-26-0				15 SUNSET LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRADY MICHAEL F &				01/12/1994	QS	96,000	8998-251				

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	%	
940044	02/08/1994	2	ADDITIONS	1,000	04/06/1995	JS	100	100	

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	17,250	4	1.00	100	1.00	100	1.00	294,625	1.94	A	1.00	CGD	1.25					225,870

TOTAL	17,250 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	225,900	199,900			
Infl1	AVG		BUILDING	214,100	189,400			
N_Index	AVG		DETACHED	6,100	5,800			
			OTHER	0	0			
		TOTAL	446,100	395,100				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.90	F 0.60 20X12		240	42.24	6,100

PHOTO 09/07/2022



(E) BAS BMU

8 2

(D) EPA

24

(C) USF BAS BMU

25

(B) OPA

4

(A) ENT

7

5

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/7/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/7/2022	SL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/7/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,266	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$222	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	2	HIP	1.02
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	6		1.00	FLOOR COVER	13	HARDWOOD-W/W	1.00
BEDROOMS	3		1.00	INT. FINISH	1	PLASTER	1.00
BATHROOMS	1		1.00	HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	5		1.00	FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	0		1.00	USE	0		1.00
% BSMT FINISH	0		1.00				
# OF HALF BATHS	1		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ENT	N	ENCLOSED ENTRY	35		90.96	3,184
B	OPA	N	OPEN PORCH	20		102.27	2,045
+	BMU	N	BSMT UNFINISHED	641		49.52	31,746
+	BAS	L	BASE AREA	641	1920	221.93	142,257
C	USF	L	UPPER STORY FIN	625	1920	116.99	73,116
D	EPA	N	ENCLOSED PORCH	192		79.39	15,243
	F21	O	FPL 2S 1OP	1		9,477.60	9,478
	FIX	O	XTRA FIXTURES	2		2,291.15	4,582

TOTAL RCN	281,650	
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	\$214,100	