

Key: 5306

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.448

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FALVEY EDWARD E & STEPHANIE FALVEY 94 KING ST NORFOLK, MA 02056				26.1-76-0				50 GILDER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FALVEY EDWARD E & FALVEY EDWARD E EXECUTOR				09/01/2010	F	10	42795-150/1				
FALVEY SUELLEN				04/30/2010	F	10	24519-143/4				
				12/19/1989	QS	163,000	10615-336				

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	%
GF-21-434	10/13/2021	3	ALT/RENO	17,754			100	100
E-21-643	10/13/2021	3	ALT/RENO	17,754			100	100

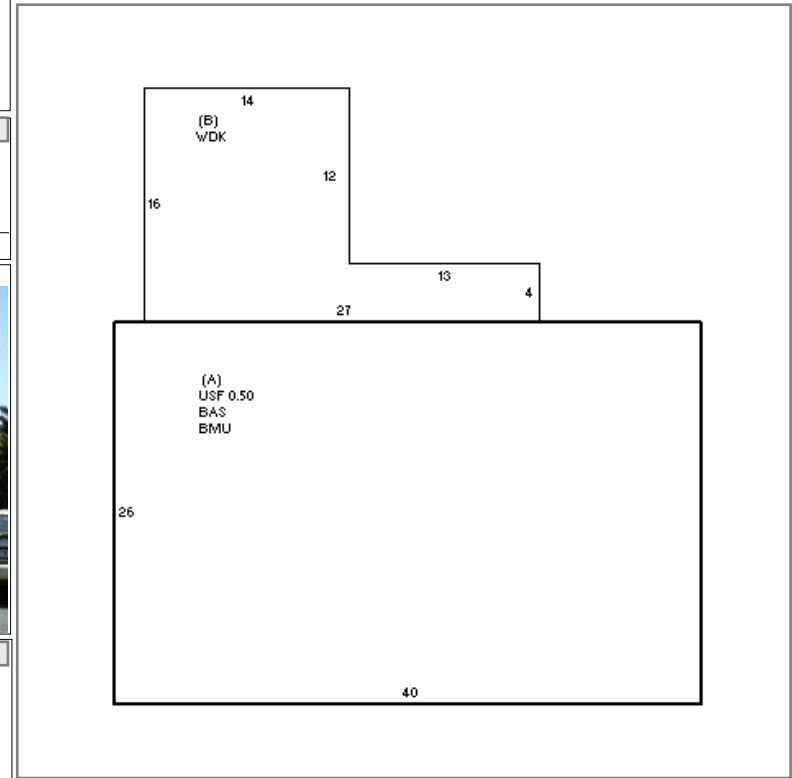
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,359 7	1.00	100	1.00	100	1.00	A	1.00	BVG	2.20	363,380

TOTAL	7,362 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	363,400	321,600			
Infl1	AVG		BUILDING	292,000	258,400			
N_Index	AVG		DETACHED	500	500			
			OTHER	0	0			
			TOTAL	655,900	580,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00 10 0.90	10 X 10		100	5.41	500



BUILDING	CD	ADJ	DESC	MEASURE	5/14/2008	TL
MODEL	1		RESIDENTIAL	LIST	5/14/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	1/19/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1964	SIZE ADJ	1.010
NET AREA	1,560	DETAIL ADJ	1.000
\$NLA(RCN)	\$223	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	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
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	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		40.51	42,133
A	BAS	L	BASE AREA	1,040	1964	213.27	221,806
A	USF	L	UPPER STORY FIN	520	1964	122.25	63,568
B	WDK	N	WOOD DECK	276		28.77	7,941
	F21	O	FPL 2S 10P	1		9,786.80	9,787
	FIX	O	XTRA FIXTURES	1		2,366.40	2,366

TOTAL RCN	347,601
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U

EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$292,000