

Key: 5307

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.449

LEG  
AL  
L  
AND

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| MITCHELL CHRISTOPHER T<br>649 SOUTH STREET<br>NEEDHAM, MA 02492 |  |  |  | 26.1-77-0  |    |            |              | 54 GILDER RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| MITCHELL CHRISTOPHER T  |  |  |  | 01/16/2008 | QS | 665,000    | 22607-23     |              |  |  |  |
| THORNTON SCOTT M TR   |  |  |  | 12/05/2000 | F  | 13406-132  | 1            |              |  |  |  |
| THORNTON SCOTT M  |  |  |  | 12/20/1999 | X  | 12732-27   |              |              |  |  |  |

| 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 %   |
| 04431  | 06/10/2004 | 3             | ALT/RENO     |        | 09/30/2020 | TL     | 100 100 |
| 04419  | 06/07/2004 | 9             | DECK         | 3,000  | 05/14/2008 | TL     | 100 100 |
| 03171  | 04/02/2003 | 2             | ADDITIONS    | 5,000  | 05/14/2008 | TL     | 100 100 |
| 03175  | 04/02/2003 | 6             | FENCE        | 1,300  | 06/01/2004 | TL     | 100 100 |
|        |            | 4             | DETACH.STRUC | 9,800  | 06/25/2004 | JS     | 100 100 |

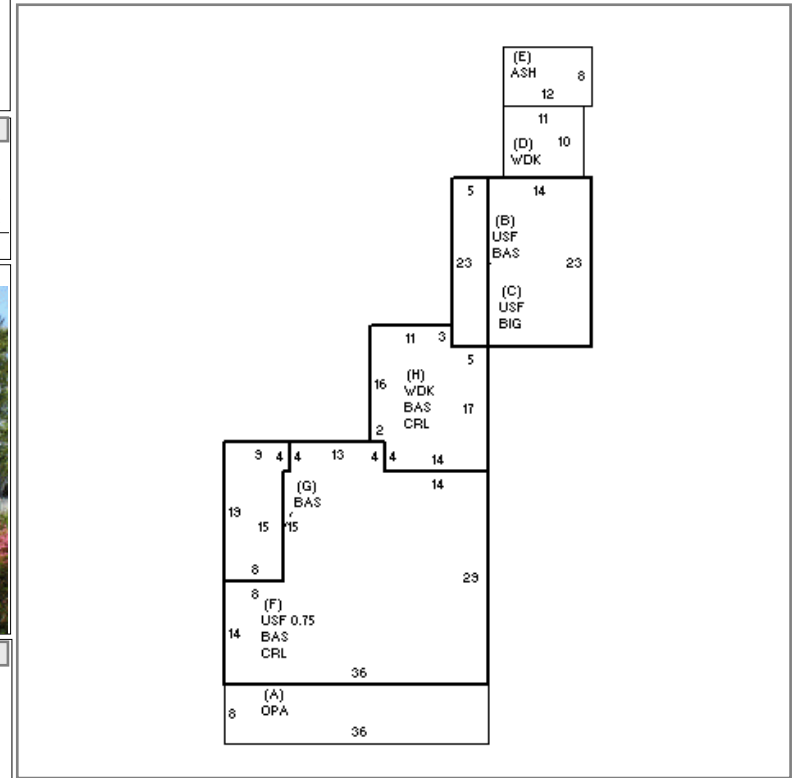
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 7,358 7  |      | 1.00  | 1.00    | 518,540  | 4.15 | A    | 1.00 | BVG | 2.20       | 363,380   |

| TOTAL   | 7,362 SF | ZONING  | 1            | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|---|--------------|----------------|----------------|----------|---------|----------|
| Nbhd    | GRAY GAB | NOTE<br>views of Gray Gables Beach & Cape Cod Canal | LAND         | 363,400        | 321,600        |          |         |          |
| Infl1   | AVG      |   | BUILDING     | 485,400        | 429,500        |          |         |          |
| N_Index | AVG      |   | DETACHED     | 0              | 0              |          |         |          |
|         |          |   | OTHER        | 0              | 0              |          |         |          |
|         |          |   | <b>TOTAL</b> | <b>848,800</b> | <b>751,100</b> |          |         |          |

| TY  | QUAL | COND         | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | A    | 1.00 10 0.90 | 8 X 12   |    |       | 0.00      |       |



BLDG COMMENTS



DET  
ACHED

B  
U  
I  
L  
D  
I  
N  
G

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/8/2016  | BC  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 9/30/2020 | EST |
| STYLE    | 7  | 1.00 | CONVENTIONAL [100%] | REVIEW  | 9/30/2020 | TL  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| YEAR BLT   | 1928  | SIZE ADJ   | 1.000 |
|------------|-------|------------|-------|
| NET AREA   | 2,713 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$206 | OVERALL    | 1.060 |

| CAPACITY        | UNITS | ADJ  |
|-----------------|-------|------|
| STORIES         | 2     | 1.00 |
| ROOMS           | 7     | 1.00 |
| BEDROOMS        | 3     | 1.00 |
| BATHROOMS       | 2     | 1.00 |
| FIXTURES        | 9     | 1.00 |
| GARAGE CAPACITY | 1     | 1.00 |
| % BSMT FINISH   | 0     | 1.00 |
| # OF HALF BATHS | 0     | 1.00 |
| # OF UNITS      | 1     | 1.00 |

| ELEMENT         | CD | DESCRIPTION    | ADJ  |
|-----------------|----|----------------|------|
| FOUNDATION      | 3  | FOUN. WALL     | 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     | 1  | HARDWOOD       | 1.02 |
| INT. FINISH     | 2  | DRYWALL        | 1.00 |
| HEATING/COOLING | 2  | HOT WATER      | 1.02 |
| FUEL SOURCE     | 2  | GAS            | 1.00 |
| USE             | 0  |                | 1.00 |

| S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----|-----|---|-----------------|-------|------|-----------|---------|
| A   | OPA | N | OPEN PORCH      | 288   |      | 65.50     | 18,864  |
| B   | BAS | L | BASE AREA       | 115   | 2000 | 204.18    | 23,481  |
| +   | USF | L | UPPER STORY FIN | 437   | 2000 | 115.72    | 50,568  |
| C   | BIG | N | BUILT-IN GARAGE | 322   |      | 98.55     | 31,733  |
| +   | WDK | N | WOOD DECK       | 407   |      | 23.77     | 9,676   |
| E   | ASH | N | ATT SHED        | 96    |      | 26.55     | 2,549   |
| +   | CRL | N | BSMT CRAWL      | 1,273 |      | 19.84     | 25,261  |
| F   | BAS | L | BASE AREA       | 976   | 1928 | 204.18    | 199,284 |
| F   | USF | L | UPPER STORY FIN | 732   | 1928 | 115.72    | 84,705  |
| G   | BAS | L | BASE AREA       | 156   | 1997 | 204.19    | 31,853  |
| H   | BAS | L | BASE AREA       | 297   | 2003 | 204.18    | 60,643  |
| F21 | O   |   | FPL 2S 1OP      | 1     |      | 9,804.40  | 9,804   |
| FIX | O   |   | XTRA FIXTURES   | 4     |      | 2,370.13  | 9,481   |

| TOTAL RCN      | 557,901 |
|----------------|---------|
| CONDITION ELEM | CD      |
| EXTERIOR       | A       |
| INTERIOR       | A       |
| KITCHEN        | G       |
| BATHS          | G       |
| HEAT           | A       |
| ELECT          | U       |

| EFF. YR/AGE | 2006 / 16  |
|-------------|------------|
| COND        | 13 13 %    |
| FUNC        | 0          |
| ECON        | 0          |
| DEPR        | 13 % GD 87 |

| RCNLD | \$485,400 |
|-------|-----------|
|-------|-----------|