

Key: 5311

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.453

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CURRENT OWNER								PARCEL ID				LOCATION			
COYE DONNA M & COYE DAVID JOSEPH 76 GILDER RD BOURNE, MA 02532								26.1-82-0				76 GILDER RD			
								TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
								COYE DONNA M & HAINING KAREN & NORM CHER HAINING KAREN ANN TR OF				06/27/2017 09/28/2015 10/16/2007	QS F QS	425,000 1 500,000	30586-345 29165-65 22407-49

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	%
EXB-22-218	04/14/2022	15	INSULATE/WEA	6,000			100	100
EXB-21-890	12/04/2021	6	FENCE	8,000			100	100
200639	10/13/2000	4	DETACH.STRUC	1,500	10/31/2003	TL	100	100

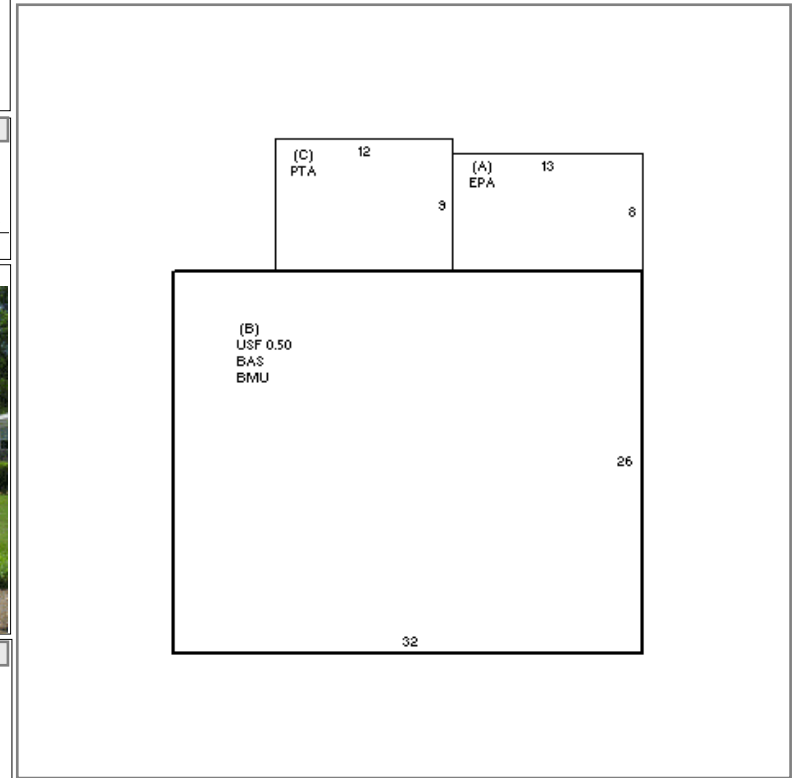
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,702	7	1.00	100	1.00	100	1.00	518,540	2.36	A	1.00	BVG	2.20			385,280

TOTAL	13,721 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	385,300	341,000			
Infl1	AVG		BUILDING	216,400	191,500			
N_Index	AVG		DETACHED	11,000	15,800			
			OTHER	0	0			
			<b>TOTAL</b>	<b>612,700</b>	<b>548,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 24 X 26		624	35.32	11,000



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	3/16/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/16/2018	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	12/21/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,248	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	EPA	N	ENCLOSED PORCH	104		89.35	9,292
\$NLA(RCN)	\$228	OVERALL	1.070	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	832		39.60	32,950
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	832	1950	215.37	179,186
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	416	1950	119.50	49,713
				FLOOR COVER	23	SOFTWOOD-W/W	1.00	C	PTA	N	PATIO	108		15.52	1,676
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 10P	1		9,567.00	9,567
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	1		2,313.30	2,313
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	284,697	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	\$216,400