**Key: 5316**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,458

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| ODONNELL JOHN H & | 26.1-89-0 | 137 JEFFERSON RD |
| BARBARA L ODONNELL | | |
| 137 JEFFERSON RD | | |
| BOURNE, MA 02532 | | |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| ODONNELL JOHN H & | 07/07/2017 | QS | 440,000 | 30613-303 |
| JENKINS PATRICK W TRS | 11/18/2015 | F | 1 | 29282-15 |
| JENKINS PATRICK W | 01/20/1999 | QS | 215,000 | 12003-74 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| B-22-73 | 07/27/2022 | 2 | ADDITIONS | 303,914 | 06/02/2023 | TL | 18 | 55 |
| 12017 | 01/09/2012 | 14 | SOLAR | 6,500 | 04/02/2012 | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 11,904 | 7 1.00 | 100 1.00 | 100 1.00 | 518,540 | 2.68 | A 1.00 | BVG 2.20 | | | 379,060 |

| TOTAL | 11,892 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | GRAY GAB |
| Infl1 | AVG |
| N_Index | AVG |

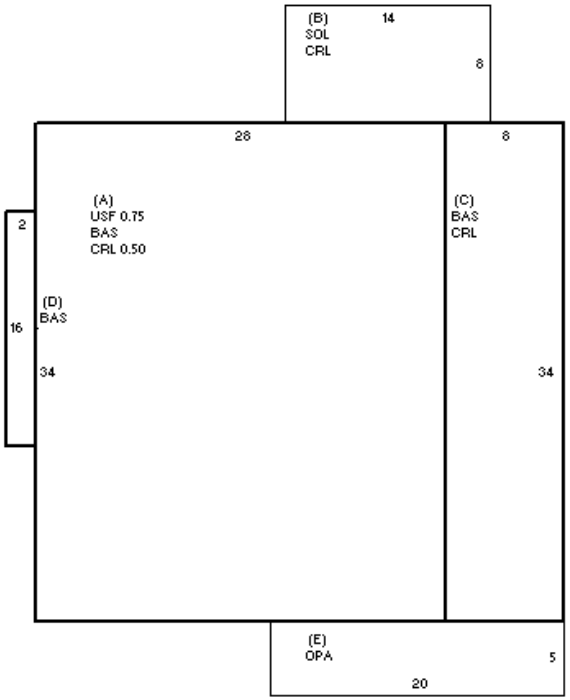
NOTE: View of canal & beachway across the street

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 379,100 | 335,500 |
| BUILDING | 346,800 | 233,500 |
| DETACHED | 39,600 | 24,300 |
| OTHER | 0 | 0 |
| TOTAL | **765,500** | **593,300** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | G 1.20 | 10 0.90 | 38 X 20 | | 760 | 41.12 | 28,100 |
| SHF | A 1.00 | 50 0.50 | 6 X 8 | | | 0.00 | |
| OPS | E 1.90 | 10 0.90 | 20 X 20 | | 400 | 31.92 | 11,500 |

PHOTO 06/02/2023




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 2/8/2023 | TL |
| LIST | 2/8/2023 | EST |
| REVIEW | 6/2/2023 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1930 | SIZE ADJ | 1.010 |
| NET AREA | 1,970 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $205 | OVERALL | 1.070 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 10 | 1.00 |
| GARAGE CAPACITY | 3 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 1 | PIER | 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 | 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 |
|---|---|---|---|---|---|---|---|
| + | CRL | N | BSMT CRAWL | 860 | | 21.99 | 18,913 |
| A | USF | L | UPPER STORY FIN | 714 | 1930 | 117.51 | 83,901 |
| B | SOL | N | SOLARIUM | 112 | | 110.99 | 12,431 |
| + | BAS | L | BASE AREA | 1,256 | 1930 | 203.15 | 255,159 |
| E | OPA | N | OPEN PORCH | 100 | | 77.67 | 7,767 |
| | CPC | O | CAPE CELLAR | 1 | | 4,080.70 | 4,081 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,519.90 | 9,520 |
| | FIX | O | XTRA FIXTURES | 5 | | 2,301.46 | 11,507 |

TOTAL RCN 403,279

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | U |
| ELECT | U |

EFF.YR/AGE 2005 / 17

| | | | |
|---|---|---|---|
| COND | 14 | 14 % | |
| FUNC | 0 | uc | |
| ECON | 0 | | |
| DEPR | 14 | % GD | 86 |

RCNLD $346,800