

Key: 5376

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.520

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CURRENT OWNER			PARCEL ID			LOCATION		
GRAY GABLES REALTY LLC C/O JAMES J HALLIDAY 44 ROUTE 28A POCASSET, MA 02559			26.1-160-0			190 PRESIDENTS RD		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
GRAY GABLES REALTY LLC			01/23/2014	U	395,000	27949-175		
LINN LORRAINE & ANTHONY B			06/07/2006	F	100	21076-9		
LINN LORRAINE R			05/31/2002	X		15214-123		

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 %
19167	03/13/2019	3	ALT/RENO	16,100	08/06/2019	RP	100 100
19048	01/28/2019	3	ALT/RENO	30,400	08/06/2019	RP	100 100
16839	09/28/2016	2	ADDITIONS	18,400	08/06/2019	RP	100 100
13331	05/22/2013	3	ALT/RENO	7,500	04/29/2015		100 100

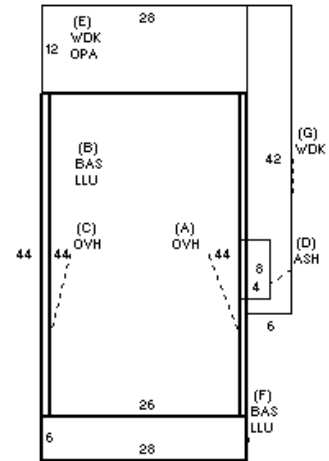
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE									
100	S	8,442	7	1.00	100	1.00	100	1.00	848,520	3.65	A	1.00	CEX	3.60							600,730

TOTAL	8,451 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	N O T E	Quality change AVG to AVG +			LAND	600,700	531,700
Infl1	AVG		LAND	481,300	426,000			
N_Index	AVG		OTHER	0	0			
TOTAL						1,082,000	957,700	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/6/2019	RP
MODEL	1		RESIDENTIAL	LIST	9/15/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/15/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	1974	SIZE ADJ	1.005
NET AREA	2,140	DETAIL ADJ	1.000
\$NLA(RCN)	\$225	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	16	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	55	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	481,290
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OVH	L	OVERHANG	88	1974	204.49	17,995		
EXT COVER	1	WOOD SHINGLE	1.02	+	LLU	N	LOWER LEVEL UNF	1,312		35.12	46,079		
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,144	1974	212.25	242,818		
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	ASH	N	ATT SHED	32		28.09	899		
FLOOR COVER	1	HARDWOOD	1.02	E	OPA	N	OPEN PORCH	336		66.45	22,327		
INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	168	2016	212.25	35,659		
HEATING/COOLING	9	WARM-COOL AIR	1.03	+	WDK	N	WOOD DECK	588		24.12	14,182		
FUEL SOURCE	2	GAS	1.00		LLF	L	LOWER LEVEL FIN	740	1974	69.67	51,558		
USE	0		1.00		BMG	O	BSMT GARAGE	2		8,048.35	16,097		
					FIX	O	XTRA FIXTURES	11		2,404.61	26,451		
					GFP	O	GAS FIREPLACE	1		7,226.40	7,226		

TOTAL RCN	481,290
CONDITION ELEM CD	
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$481,300