Key: 5394

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,541

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHAW THOMAS F & KATHERINE SHAW 341 BEACON ST APT 6A BOSTON, MA 02116	26.1-180-0	20 BRYANT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHAW THOMAS F &	03/29/2022	O	525,000	35008-108
SHERIDAN MICHAEL	05/31/2013	A	350,000	27422-138
SHERIDAN GARY E TR OF THE	06/11/2007	F	100	22096-165

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

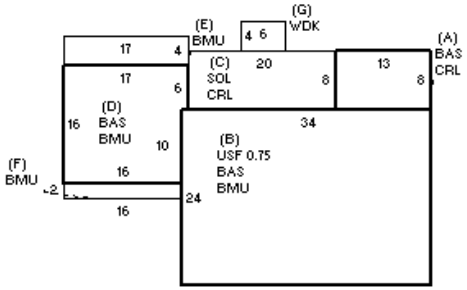
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-253	10/17/2022	2	ADDITIONS	325,000	06/02/2023	TL	55	0
171032	12/20/2017	3	ALT/RENO	8,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,806	7 1.00	100 1.00	100 1.00	518,540	1.88	A 1.00	BVG 2.20			399,440

TOTAL	17,816 SF	ZONING	1	FRNT	0
Nbhd	GRAY GAB	NOTE	WATERVIEW		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	399,400	353,500
BUILDING	391,800	286,700
DETACHED	0	0
OTHER	0	0
TOTAL	**791,200**	**640,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/02/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/15/2023	SL
LIST	2/15/2023	EST
REVIEW	6/2/2023	TL

YEAR BLT	1946	SIZE ADJ	1.010
NET AREA	1,794	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	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	2	SOFTWOOD	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	264		38.75	10,231
+	BAS	L	BASE AREA	1,182	1946	217.15	256,674
+	BMU	N	BSMT UNFINISHED	1,178		41.25	48,592
B	USF	L	UPPER STORY FIN	612	1946	123.00	75,276
C	SOL	N	SOLARIUM	160		108.42	17,347
G	WDK	N	WOOD DECK	24		79.94	1,919
	BMG	O	BSMT GARAGE	1		8,063.20	8,063
	F21	O	FPL 2S 1OP	1		9,964.70	9,965
	FIX	O	XTRA FIXTURES	3		2,409.07	7,227

TOTAL RCN	435,293

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

EFF.YR/AGE	2009 / 13		
COND	10	10 %	
FUNC	0	uc	
ECON	0		
DEPR	10	% GD	90
RCNLD			$391,800