Key: 5401

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,548

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GIBBONS WILLIAM T & MARY E TRS C/O LANGLOIS ELENA & 16 STOWELL RD WINCESTER, MA 01890	26.1-188-0	34 SEABREEZE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LANGLOIS ELENA &	07/20/2023	QS	799,000	35899-323
GIBBONS WILLIAM T & MARY	05/09/2019	F	1	32008-66
GIBBONS WILLIAM T &	05/02/2005	QS	496,500	19781-237

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	%
970221	05/07/1997	4	DETACH.STRUC	680	04/22/1998	JS	100	100

LAND

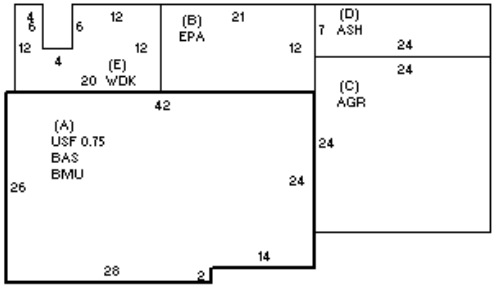
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,161	7 1.00	100 1.00	100 1.00	318,195	2.45	A 1.00	BAV 1.35			235,270

TOTAL	13,155 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	235,300	208,200
BUILDING	409,700	331,300
DETACHED	0	0
OTHER	0	0
TOTAL	**645,000**	**539,500**



DETACHED

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

PHOTO 09/07/2023

BLDG COMMENTS

BUILDING

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

MEASURE	9/7/2023	RP
LIST	9/7/2023	EST
REVIEW	9/7/2023	RP

YEAR BLT	1987	SIZE ADJ	1.010
NET AREA	1,862	DETAIL ADJ	1.000
$NLA(RCN)	$275	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COOL WATER	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,064		42.54	45,261
A	BAS	L	BASE AREA	1,064	1987	223.94	238,270
A	USF	L	UPPER STORY FIN	798	1987	126.84	101,220
B	EPA	N	ENCLOSED PORCH	252		76.10	19,177
C	AGR	N	ATT GARAGE	576		72.10	41,529
D	ASH	N	ATT SHED	168		26.26	4,412
E	WDK	N	WOOD DECK	216		30.21	6,526
	BMF	N	BSMT FINISH	500		51.11	25,556
	F21	O	FPL 2S 1OP	1		10,276.10	10,276
	FIX	O	XTRA FIXTURES	8		2,484.31	19,875

TOTAL RCN	512,102

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$409,700