Key: 5405

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,552

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ZWERLE KATHLEEN 40 SEABREEZE DR BOURNE, MA 02532	26.1-192-0	40 SEABREEZE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ZWERLE KATHLEEN	09/30/2020	QS	600,000	33314-217
BAIROS ANTONIO S TRUSTEE	02/01/2019	H	250,000	31814-238
DOWD CHRISTINE A	03/31/2004	N		18385-212

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	%
H482	06/01/2020	2	ADDITIONS				100	100
E-20-33	05/07/2020	3	ALT/RENO	10,000			100	100
20225	03/06/2020	2	ADDITIONS	90,000	06/22/2020	RP	100	100
19169	03/13/2019	3	ALT/RENO	41,000	06/22/2020	RP	100	100
13583	09/04/2013	3	ALT/RENO	4,800	05/18/2018	TL	100	100

LAND

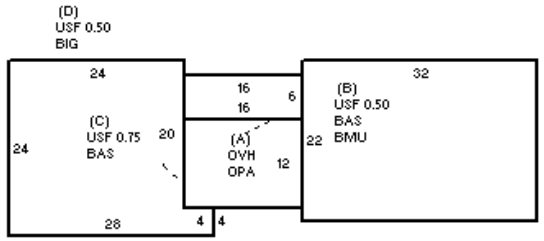
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,843	7 1.00	100 1.00	100 1.00	318,195	2.08	A 1.00	BAV 1.35			240,960

TOTAL	15,856 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	241,000	213,300
BUILDING	521,900	466,900
DETACHED	0	0
OTHER	0	0
TOTAL	**762,900**	**680,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/26/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/17/2021	RP
LIST	5/17/2021	EST
REVIEW	5/17/2021	RP

YEAR BLT	1981	SIZE ADJ	1.010
NET AREA	1,784	DETAIL ADJ	1.000
$NLA(RCN)	$318	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	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	15	VINYL 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	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	96		106.81	10,253
A	OVH	L	OVERHANG	96	2020	269.16	25,839
B	BMU	N	BSMT UNFINISHED	704		68.41	48,162
+	USF	L	UPPER STORY FIN	648	1981	161.60	104,717
+	BAS	L	BASE AREA	896	1981	294.72	264,072
C	USF	L	UPPER STORY FIN	144	2020	161.61	23,271
D	BIG	N	BUILT-IN GARAGE	592		116.52	68,983
	F12	O	FPL 1S 2OP	1		12,513.90	12,514
	FIX	O	XTRA FIXTURES	3		3,165.13	9,495

TOTAL RCN	567,308

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

EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$521,900