Key: 5407

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,554

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRAY GABLES REALTY LLC JAMES HALLIDAY 44 ROUTE 28A POCASSET, MA 02559	26.1-194-0	44 SEABREEZE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRAY GABLES REALTY LLC	06/23/2022	QS	685,000	35204-117
JARNAGIN LEE ANN	08/26/1996	F	1	10360-27
JARNAGIN LEE ANN & SANDRA	06/09/1981	F		3301-72

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

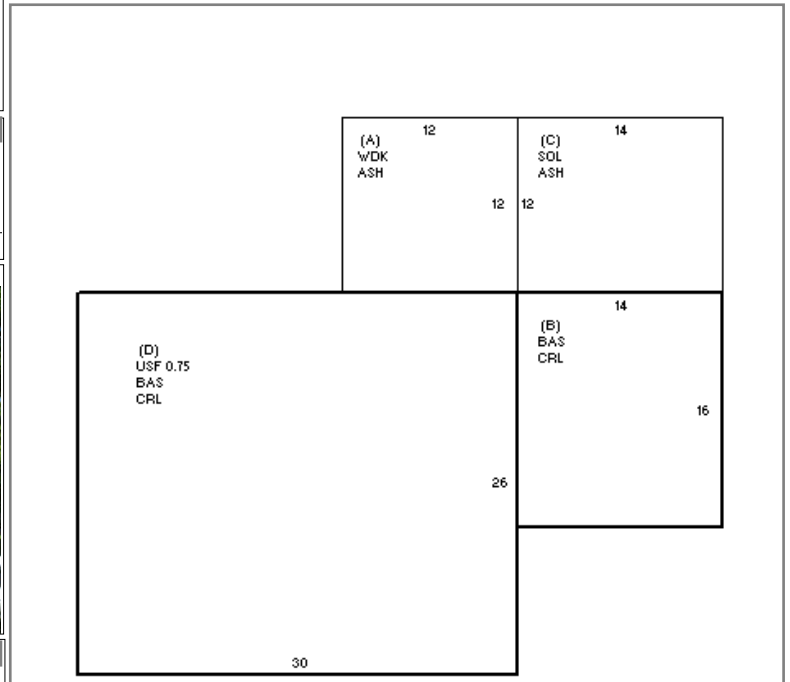
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
960445	09/16/1996	1	NEW CONSTRUC	130,000	01/28/1998	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,597	7 1.00	100 1.00	100 1.00	318,195	2.38	A 1.00	BAV 1.35			236,200

TOTAL	13,591 SF	ZONING	1	FRNT	0
Nbhd	GRAY GAB	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	236,200	209,000
BUILDING	319,400	272,500
DETACHED	0	0
OTHER	0	0
TOTAL	**555,600**	**481,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	6 X 8			0.00	

PHOTO 12/31/2002

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	10/5/2023	RP
LIST	10/5/2023	EST
REVIEW	10/5/2023	RP

YEAR BLT	1996	SIZE ADJ	1.010
NET AREA	1,589	DETAIL ADJ	1.000
$NLA(RCN)	$239	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ASH	N	ATT SHED	144		27.29	3,929
A	WDK	N	WOOD DECK	144		46.51	6,698
+	CRL	N	BSMT CRAWL	1,004		23.96	24,052
+	BAS	L	BASE AREA	1,004	1996	225.97	226,878
C	ASH	N	ATT SHED	168		26.50	4,452
C	SOL	N	SOLARIUM	168		112.82	18,955
D	USF	L	UPPER STORY FIN	585	1996	129.53	75,772
	F11	O	FPL 1S 1OP	1		9,438.40	9,438
	FIX	O	XTRA FIXTURES	4		2,506.75	10,027

TOTAL RCN	380,201

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$319,400