Key: 5426

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,573

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CURRAN SUSAN & CATHERINE 580 CENTER STREET RAYNHAM, MA 02767	26.2-4-0	51 OLNEY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CURRAN SUSAN & CATHERINE	12/03/2019	QS	324,000	32515-169
OREILLY CATHERINE ANN LE	03/29/2018	F	10	31167-156
OREILLY CATHERINE ANN	10/30/2000	X		13330-95

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	%
		3	ALT/RENO		04/13/2021	RP	100	100
H754	09/29/2020	3	ALT/RENO	20,000	04/13/2021	TL	100	100
20295	04/02/2020	3	ALT/RENO	20,000	04/13/2021	TL	100	100
200729	11/10/2000	3	ALT/RENO	11,643	09/10/2001	TL	100	100
960422	09/06/1996	6	FENCE	2,500	04/30/1997	JS	100	100

LAND

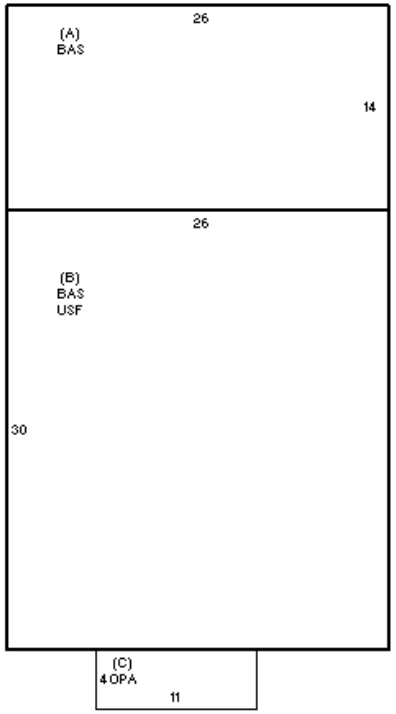
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,600	7 1.00	100 1.00	100 1.00	318,195	1.60	A 1.00	BAV 1.35			253,150

TOTAL	21,606 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE: ALSO OWNS CONTIGUOUS PARCEL 26.1/28 WHICH IS UNBUILDABLE

ASSESSED	CURRENT	PREVIOUS
LAND	253,200	224,000
BUILDING	300,300	265,700
DETACHED	12,500	11,900
OTHER	0	0
TOTAL	**566,000**	**501,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	20X18		360	40.60	11,000
SHF	L 0.90	A 0.75	8X11		88	15.21	1,000
CAN	A 1.00	A 0.75	18X8		144	4.78	500

PHOTO 10/01/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/29/2016	DB
LIST	4/14/2021	EST
REVIEW	4/14/2021	TL

YEAR BLT	1932	SIZE ADJ	1.010
NET AREA	1,924	DETAIL ADJ	1.000
$NLA(RCN)	$177	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	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	4	VINYL	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,144	1932	201.64	230,677
B	USF	L	UPPER STORY FIN	780	1932	114.21	89,087
C	OPA	N	OPEN PORCH	44		85.58	3,766
	CPC	O	CAPE CELLAR	1		3,966.30	3,966
	F21	O	FPL 2S 1OP	1		9,253.00	9,253
	FIX	O	XTRA FIXTURES	2		2,236.85	4,474

TOTAL RCN	341,223

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

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$300,300