

Key: 5427

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.574

LEG
AL

LAND

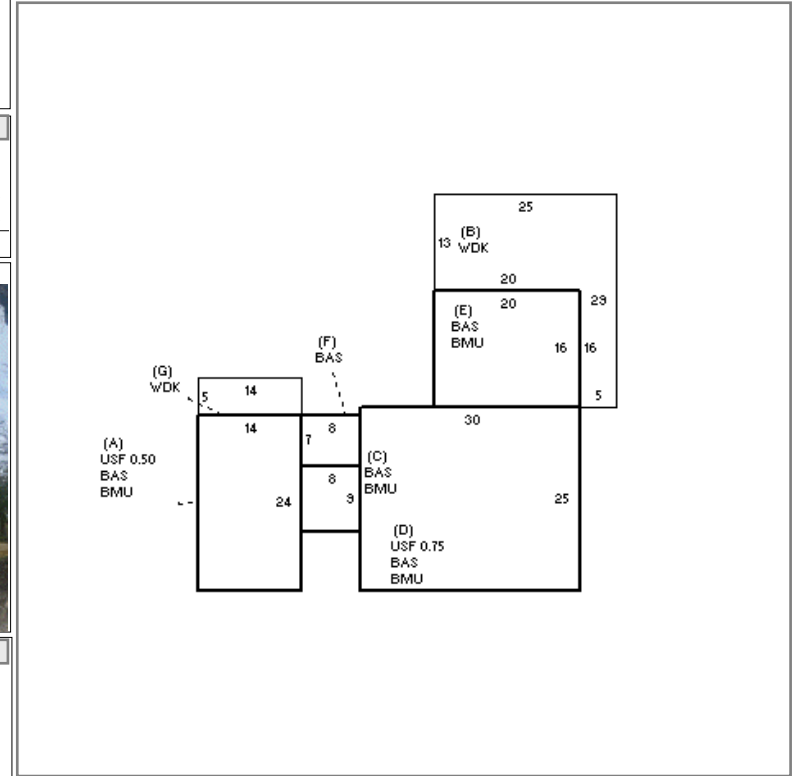
CURRENT OWNER								PARCEL ID				LOCATION			
MINIHAN ANNE 18 WOODLAWN AVENUE ANNAPOLIS, MD 21401								26.2-6-0				45 OLNEY RD			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
MINIHAN ANNE								08/09/2019	QS	439,900	32213-86				
PEDAGNO GRACE G &								10/18/2017	F		30834-340				
PEDAGNO GRACE G								01/26/1998	QS	201,000	11184-304				

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	%
E-23-363	09/11/2023	3	ALT/RENO	10,000				0 0
EXB-22-858	12/19/2022	3	ALT/RENO	3,500	03/17/2023	TL	100	100
		3	ALT/RENO				100	100
		3	ALT/RENO				100	100
950447	09/11/1995	2	ADDITIONS	19,500	08/20/1996	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	14,400	7	1.00	100	1.00	100	1.00	318,195	2.26	A	1.00	BAV	1.35					237,890

TOTAL	14,418 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	237,900	210,500			
Infl1	AVG		BUILDING	391,000	336,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	628,900	547,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/17/2023	TL
MODEL	1		RESIDENTIAL	LIST	3/17/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1948	SIZE ADJ	1.005
NET AREA	2,265	DETAIL ADJ	1.000
\$NLA(RCN)	\$224	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,478		37.42	55,307
EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	731	1948	127.36	93,102
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	475		25.02	11,884
ROOF COVER	1	ASPH/COMP SHIN	1.00	E	BAS	L	BASE AREA	320	1996	214.88	68,763
FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,214	1948	214.89	260,871
INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP		1		10,318.20	10,318
HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES		3		2,494.53	7,484
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	507,728
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$391,000