

Key: 5542

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.684

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
GARDNER ALAN S & MAUREEN GARDNER PO BOX 98 MONUMENT BEACH, MA 02553				26.2-133-0				234 SHORE RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				GARDNER ALAN S & GARDNER ALAN S &				01/25/2016	F	294,625	1 29413-158	
								08/10/1983	QS	25,000	3829-273	

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 %
08548	10/08/2008	3	ALT/RENO	18,000	05/31/2023	SL	100 100
08491	09/17/2008	3	ALT/RENO	16,000	06/16/2009		100 100
		3	ALT/RENO		11/14/2008		100 100

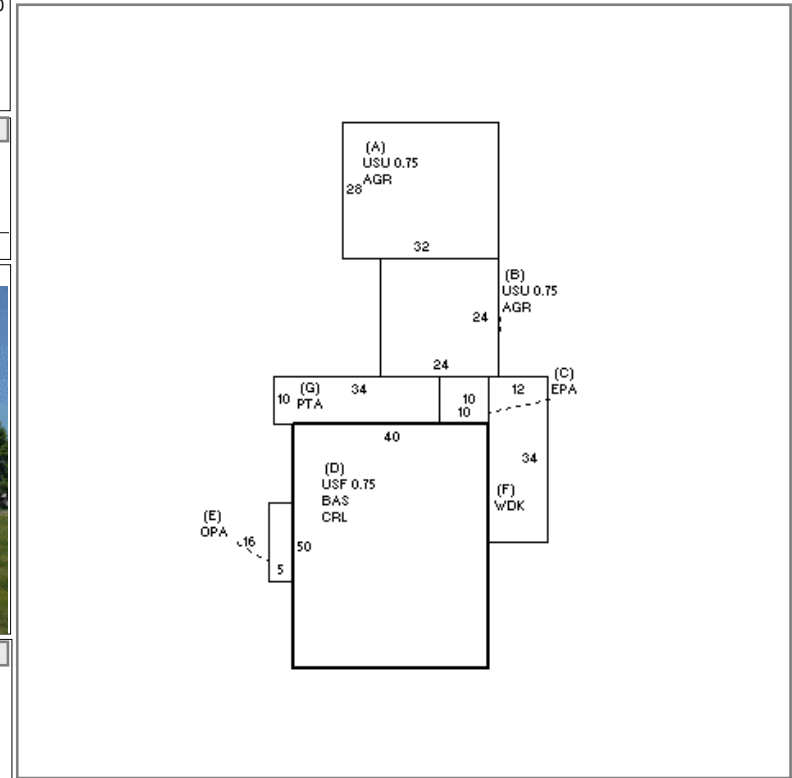
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	6	1.00	100	1.00	100	1.00	294,625	1.00	A	1.00 R07 1.25	270,490
300	A	0.214	6	1.00	100	1.00	100	1.00	20,375	1.00	A	1.00 R07 1.25	4,360

TOTAL	1.132 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE		NOTE				LAND	274,900	243,200
Infl1	AVG			LAND	666,600	577,800	BUILDING	0	0
N_Index	AVG			OTHER	0	0	TOTAL	941,500	821,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/31/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/31/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/12/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1986	SIZE ADJ	0.990
NET AREA	3,500	DETAIL ADJ	1.000
\$NLA(RCN)	\$238	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		9	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		11	1.00
GARAGE CAPACITY		4	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	3	FOUN. WALL	1.00	+	AGR	N	ATT GARAGE	1,472		63.66	93,712
EXT COVER	1	WOOD SHINGLE	1.02	+	USU	N	UPPER STORY UNF	1,104		51.06	56,376
ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	100		93.97	9,397
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	CRL	N	BSMT CRAWL	2,000		19.09	38,188
FLOOR COVER	1	HARDWOOD	1.02	D	BAS	L	BASE AREA	2,000	1986	204.36	408,729
INT. FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	1,500	1986	119.96	179,944
HEATING/COOLING	2	HOT WATER	1.02	E	OPA	N	OPEN PORCH	80		82.92	6,634
FUEL SOURCE	2	GAS	1.00	F	WDK	N	WOOD DECK	408		24.65	10,056
USE	0		1.00	G	PTA	N	PATIO	340		15.69	5,334
					F21	O	FPL 2S 1OP	1		10,164.20	10,164
					FIX	O	XTRA FIXTURES	6		2,457.30	14,744

TOTAL RCN	833,277	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
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	\$666,600	