

Key: 5627

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.769

LEGAL

LAND

DETACHED

BUILDING

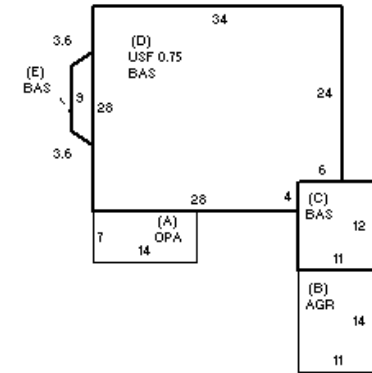
CURRENT OWNER		PARCEL ID	LOCATION		
TILNEY RACHEL O 1/3 & LISA TILNEY 1/3 & BARRETT 1/3 TRS C/O BARRETT W TILNEY 2816 DUMBARTON AVE NW WASHINGTON, DC 20007-3335		26.3-63-0	71 ROCKY POINT RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		03/17/2003	F		1 (168582)
		02/23/1998	F		1 (147540)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE DWELLING				1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
15899	10/09/2015	3	ALT/RENO	5,310			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 7	1.00	100	1.00	2,144,870	1.00	A	1.00	BSB	9.10	1,969,180
300	A	0.502 7	1.00	100	1.00	148,330	1.00	A	1.00	BSB	9.10	74,460

TOTAL	1.420 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE owns 25% of dock on Map 26.0 Pcl 13	LAND	2,043,600	1,808,600			
Infl1	AVG		BUILDING	388,900	344,100			
N_Index	AVG		DETACHED	19,600	18,600			
			OTHER	36,100	32,500			
			TOTAL	2,488,200	2,203,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 12X10		120	16.42	1,500
DGF	A	1.00 A	0.75 32X22		704	34.27	18,100



BUILDING	CD	ADJ	DESC	MEASURE	7/17/2001	TL
MODEL	1		RESIDENTIAL	LIST	7/17/2001	TL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	7/17/2001	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1880	SIZE ADJ	1.000
NET AREA	2,518	DETAIL ADJ	1.000
\$NLA(RCN)	\$209	OVERALL	1.260
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		10	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		2	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	98		90.55	8,874
B	AGR	N	ATT GARAGE	154		108.01	16,633
+	BAS	L	BASE AREA	1,093	1880	241.88	264,372
D	USF	L	UPPER STORY FIN	696	1880	137.00	95,354
	USF	L	UPPER STORY FIN	729	1880	137.00	99,876
	CPC	O	CAPE CELLAR	1		4,757.80	4,758
	F21	O	FPL 2S 1OP	2		11,099.35	22,199
	FIX	O	XTRA FIXTURES	5		2,683.30	13,417

TOTAL RCN	525,483
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	O
EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$388,900

