

Key: 6113

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.271

LEGAL

LAND

DETACHED

BUILDING

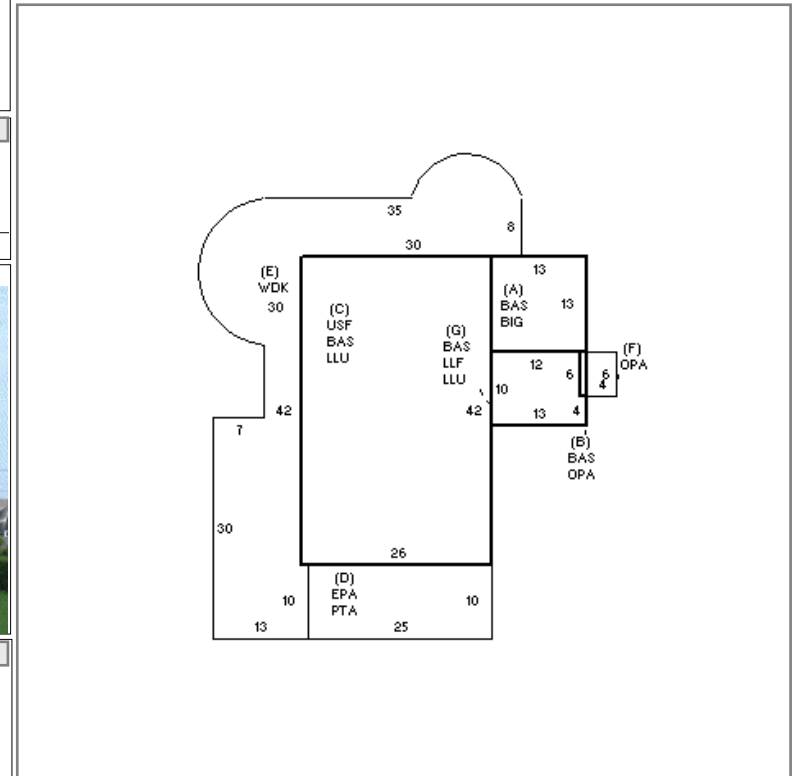
CURRENT OWNER				PARCEL ID				LOCATION			
SHERWOOD NICHOLAS W & SANDRA A CARUSO JOSEPH F- TRUSTEES 10 TROWBRIDGE ST CAMBRIDGE, MA 02138				30.1-9-0				45 MARYLAND AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHERWOOD NICHOLAS W & SAN SHERWOOD WALLACE W				04/20/2017	F XX		30431-240 04196-00093				

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 %
12585	08/27/2012	3	ALT/RENO	11,900			100 100
04448	06/17/2004	4	DETACH.STRUC		10/21/2004	TL	100 100
920091	02/28/1992	3	ALT/RENO	98,000	03/31/1993	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,500	9	1.00	100	1,282,208	1.11	15	0.85	BSP	6.40	1,130,180

TOTAL	34,500 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E Per BC 8/22/19; topo adj as this prop abuts a strand parcel of unknown ownership 30.1-23 (0 phinneys point) which exists between this subj prop & harbor	LAND	1,130,200	1,000,200			
Infl1	AVG		BUILDING	475,300	420,600			
N_Index	AVG		DETACHED	18,600	17,800			
			OTHER	0	0			
			TOTAL	1,624,100	1,438,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 24 X 24		576	36.34	15,700
BHF	G	1.20	10 0.90 9 X 9		81	30.36	2,200
GZB	A	1.00	A 0.75 6 X 6		36	26.50	700



BUILDING	CD	ADJ	DESC	MEASURE	12/8/2010	TL
MODEL	1		RESIDENTIAL	LIST	12/8/2010	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	6/27/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	642,280
NET AREA	2,607	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	169		137.02	23,156	CONDITION ELEM	CD
\$NLA(RCN)	\$246	OVERALL	1.260	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,391	1880	236.86	329,469	EXTERIOR	F
				ROOF SHAPE	3	GAMBREL	1.00	+	OPA	N	OPEN PORCH	30		102.65	3,079	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	LLU	N	LOWER LEVEL UNF	1,216		39.19	47,658	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	C	USF	L	UPPER STORY FIN	1,092	1880	131.00	143,052	BATHS	A
				INT. FINISH	5	OTHER	1.00	D	PTA	N	PATIO	250		17.13	4,283	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	D	EPA	N	ENCLOSED PORCH	250		82.19	20,548	ELECT	A
				FUEL SOURCE	2	GAS	1.00	E	WDF	N	WOOD DECK	965		26.91	25,971		
				USE	0		1.00	G	LLF	L	LOWER LEVEL FIN	124	1880	88.45	10,968		
									F31	O	FPL 3S 1OP	1		12,629.00	12,629	EFF.YR/AGE	1993 / 29
									FIX	O	XTRA FIXTURES	8		2,683.33	21,467	COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$475,300