

Key: 6116

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.274

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RAFTER JEANNE M 45 MILLER HILL DOVER, MA 02030				30.1-11-0				41 MARYLAND AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAFTER JEANNE M				11/14/1988	O	125,000	6517-045				

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,500 9	1.00	100	1.00	1,282,208	2.76	15	0.85	BSP	6.40	933,870

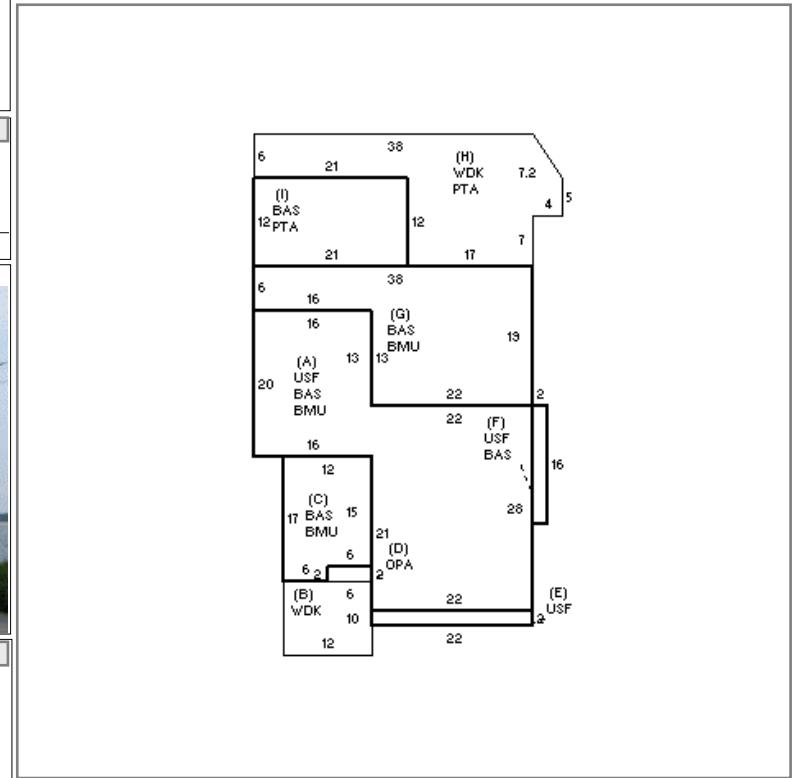
TOTAL	11,500 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E Per BC 8/22/19; topo adj as this prop abuts a strand parcel of unknown ownership 30.1-23 (0 phinneys point) which exists between this subj prop & harbor	LAND	933,900	826,500			
Infl1	AVG		BUILDING	499,200	447,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,433,100	1,273,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/15/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/15/2008	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/28/2008	ER
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,938	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$218	OVERALL	1.030	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	8	1.00		FLOOR COVER	13	HARDWOOD-W/W	1.00
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03
FIXTURES	16	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	2	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,642		33.60	55,165
+	WDK	N	WOOD DECK	584		24.20	14,133
D	OPA	N	OPEN PORCH	12		107.73	1,293
+	USF	L	UPPER STORY FIN	1,012	1988	117.80	119,210
+	BAS	L	BASE AREA	1,926	1988	200.67	386,495
+	PTA	N	PATIO	716		15.41	11,031
	BMG	O	BSMT GARAGE	2		8,076.00	16,152
	F21	O	FPL 2S 1OP	2		9,980.60	9,981
	FIX	O	XTRA FIXTURES	11		2,412.88	26,542

TOTAL RCN	640,000
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$499,200