

Key: 6117

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.275

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROHAN WILLIAM T JR PO BOX 481 MONUMENT BEACH, MA 02553				30.1-12-0				39 MARYLAND AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROHAN WILLIAM T JR				10/01/1993	F	1	08809-00131				
ROHAN WILLIAM T JR &				03/30/1993	QS	357,500	N/A-N/A				

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	%	
19493	06/05/2019	4	DETACH.STRUC	2,200			100	100	

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,573 9	1.00	100	1.00	1,282,208	2.98	15	0.85	BSP	6.40	925,980

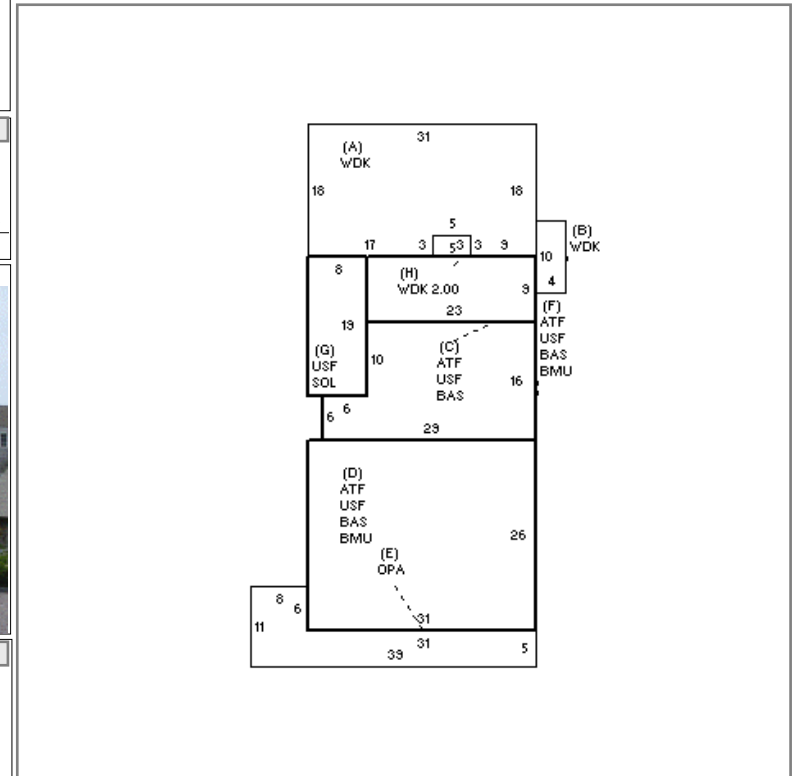
TOTAL	10,585 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E Per BC 8/22/19; topo adj as this prop abuts a strand parcel of unknown ownershp 30.1-23 (0 phinneys point) which exists between this subj prop & harbor	LAND	926,000	819,500			
Infl1	AVG		BUILDING	524,000	463,700			
N_Index	AVG		DETACHED	13,400	12,700			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,463,400</b>	<b>1,295,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 A	0.75 14 X 20		280	46.93	9,900
SHF	A	1.00 A	0.75 10 X 11		110	16.42	1,400
HTB	A	1.00 A	0.75		1	2,826.30	2,100



BUILDING	CD	ADJ	DESC	MEASURE	5/12/2011	TL
MODEL	1		RESIDENTIAL	LIST	10/19/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	10/19/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,986	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	WDK	N	WOOD DECK	613		23.33	14,299
\$NLA(RCN)	\$231	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,417	1920	200.33	283,871
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,569	1920	113.53	178,134
				ROOF COVER	1	ASP/COMP SHIN	1.00	C	ATF	N	ATTIC FINISH	207		67.79	14,032
				FLOOR COVER	1	HARDWOOD	1.02	+	BMU	N	BSMT UNFINISHED	1,210		34.89	42,211
				INT. FINISH	1	PLASTER	1.00	D	ATF	N	ATTIC FINISH	806		66.32	53,455
				HEATING/COOLING	1	FORCED AIR	1.00	E	OPA	N	OPEN PORCH	243		64.27	15,617
				FUEL SOURCE	1	OIL	1.00	F	ATF	N	ATTIC FINISH	404		67.79	27,386
				USE	0		1.00	G	SOL	N	SOLARIUM	152		104.66	15,908
									F21	O	FPL 2S 1OP	1		9,619.40	9,619
									FIX	O	XTRA FIXTURES	15		2,325.52	34,883



BLDG COMMENTS	
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TOTAL RCN	689,415	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$524,000	