

Key: 6137

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.294

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TOFIAS BRUCE C/O TOFIAS BRUCE & 76 PLAIN RD WAYLAND, MA 01778				30.2-10-0				55 MARYLAND AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TOFIAS BRUCE & TOFIAS BRUCE				03/10/2023	F	100	(232446)				
				12/30/2022	J	750,000	(231961)				
TOFIAS BRUCE & LAUREN TOF				12/21/2022	J	750,000	(231045)				

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	%
EXB-23-775	11/15/2023	3	ALT/RENO	20,000			0	0
10669	11/08/2010	3	ALT/RENO	26,000			100	100

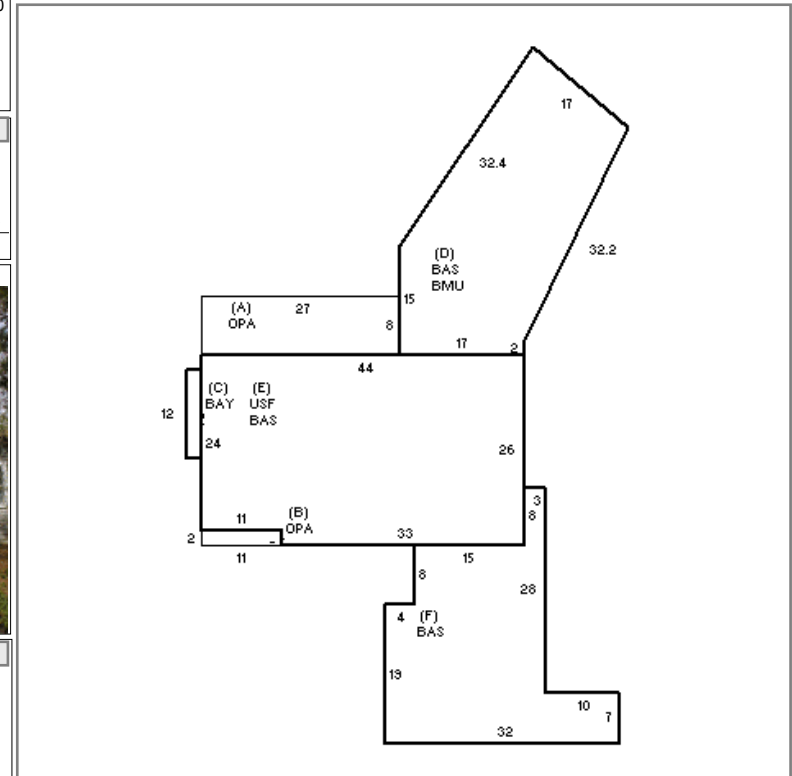
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	9	1.00	100	1,508,480	1.00	A	1.00	BSP	6.40	1,384,920
300	A	0.067	9	1.00	100	104,320	1.00	A	1.00	BSP	6.40	6,990

TOTAL	42,907 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E	326=ROW FKA30.2/218, EXCELLENT WATERVIEW, SANDY BEACH			LAND	1,391,900	1,231,900
Infl1	AVG		BUILDING	518,600	459,000			
N_Index	AVG		DETACHED	12,300	14,700			
						OTHER	0	0
						TOTAL	1,922,800	1,705,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	50 0.50		800	30.87	12,300



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/24/2005	TL
MODEL	1		RESIDENTIAL	LIST	2/24/2005	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/24/2005	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	0.990
NET AREA	3,681	DETAIL ADJ	1.000
\$NLA(RCN)	\$185	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	11	1.00	
BEDROOMS	6	1.00	
BATHROOMS	4	1.00	
FIXTURES	20	1.00	
GARAGE CAPACITY	0	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	238		63.62	15,143
C	BAY	L	BAYWINDOW	24	1900	195.77	4,698
D	BMU	N	BSMT UNFINISHED	757		49.76	37,671
+	BAS	L	BASE AREA	2,535	1900	177.77	450,650
E	USF	L	UPPER STORY FIN	1,122	1900	112.40	126,110
	CPC	O	CAPE CELLAR	1		4,082.20	4,082
	F21	O	FPL 2S 1OP	1		9,523.20	9,523
	FIX	O	XTRA FIXTURES	15		2,302.27	34,534

TOTAL RCN	682,412	
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	\$518,600	