Key: 6154

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,312

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BAKER JAMES H JR &	30.2-23-0	374 SHORE RD
JANE E HELDEN-BAKER		
PO BOX 295		
MONUMENT BEACH, MA 02553		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BAKER JAMES H JR &	08/04/2021	F	10	34354-198
BAKER JAMES H JR ETUX	10/25/2016	F	10	30031-198
BAKER JAMES H JR &	12/05/2014	F		28551-96

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	%
18897	10/16/2018	3	ALT/RENO	20,000	06/11/2019	TL	100	100
930491	09/14/1993	2	ADDITIONS	16,000	04/08/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,790	9 1.00	100 1.00	100 1.00	271,055	2.92	A 1.00	BAV 1.15			196,140

TOTAL	10,803 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

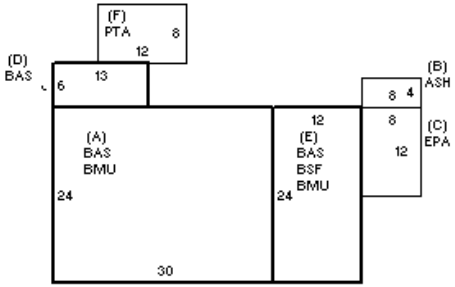
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	196,100	173,600
BUILDING	226,600	200,600
DETACHED	14,800	14,100
OTHER	0	0
TOTAL	**437,500**	**388,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	40 0.60	25 X 28		700	35.32	14,800

PHOTO 06/11/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/11/2019	TL
LIST	6/11/2019	TL
REVIEW		

YEAR BLT	1956	SIZE ADJ	1.015
NET AREA	1,086	DETAIL ADJ	1.000
$NLA(RCN)	$254	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	28	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,008		35.90	36,189
B	ASH	N	ATT SHED	32		24.49	784
C	EPA	N	ENCLOSED PORCH	96		80.18	7,697
+	BAS	L	BASE AREA	1,086	1956	189.00	205,254
E	BSF	N	BSMT SEMI-FIN	288		24.14	6,953
F	PTA	N	PATIO	96		14.33	1,375
	F11	O	FPL 1S 1OP	1		7,894.10	7,894
	FIX	O	XTRA FIXTURES	3		2,096.77	6,290
	MST	O	MAS/METAL STACK	1		3,929.30	3,929

TOTAL RCN	276,366

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	U

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$226,600