

Key: 6198

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.356

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| SUTTON ROBERT G JR & NANCY G SUTTON 5 ARNOLD ST CHARLESTOWN, RI 02813 | | | | 30.2-82-0 | | | | 47 NORTH BEACH AVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SUTTON ROBERT G JR & | | | | 02/25/1972 | QS | 20,500 | (53922) | | | | |

| 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 | % |
| 14960 | 11/13/2014 | 15 | INSULATE/WEA | 2,000 | 12/09/2014 | | 100 | 100 |

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 | 294,625 | 2.76 | A | 1.00 | PGD | 1.25 | 214,590 |

| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 11,500 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | MO BCH | NOTE | LAND | 214,600 | 189,900 | | | |
| Infl1 | AVG | | BUILDING | 197,500 | 174,800 | | | |
| N_Index | AVG | | DETACHED | 2,800 | 2,600 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 414,900 | 367,300 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 10 0.90 | 12X16 | | 192 | 15.95 | 2,800 |

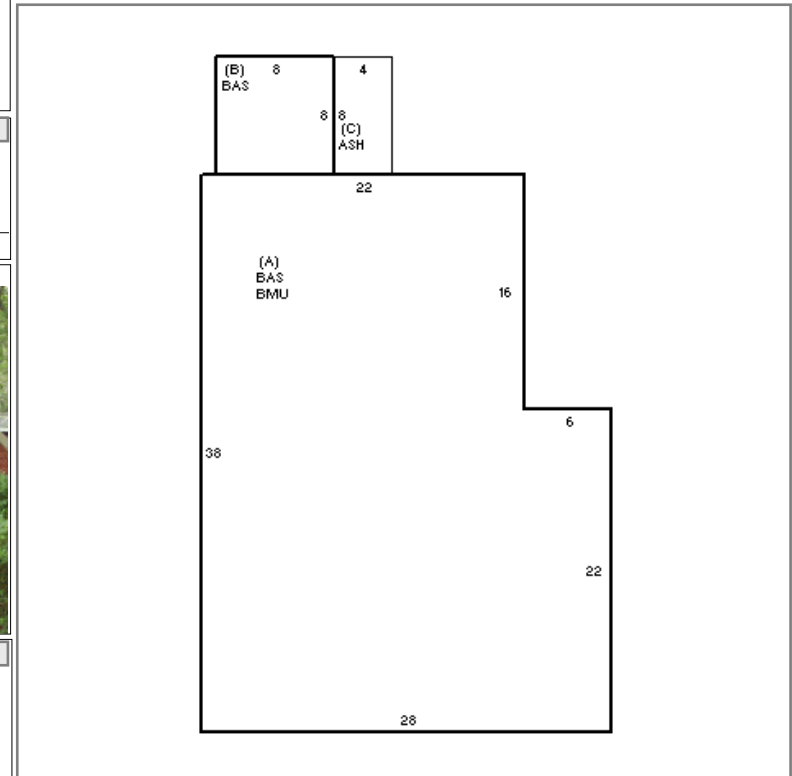


BLDG COMMENTS

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 | 8/5/2008 | JH |
|---------|-----------|-----|
| LIST | 8/5/2008 | JH |
| REVIEW | 8/16/2008 | KEO |



| YEAR BLT | 1945 | SIZE ADJ | 1.015 |
|------------|-------|------------|-------|
| NET AREA | 1,032 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$245 | OVERALL | 1.030 |

| CAPACITY | UNITS | ADJ |
|-----------------|-------|------|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 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 | 2 | HIP | 1.02 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 968 | | 38.12 | 36,902 |
| + | BAS | L | BASE AREA | 1,032 | 1945 | 200.69 | 207,113 |
| C | ASH | N | ATT SHED | 32 | | 26.01 | 832 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,382.40 | 8,382 |

| TOTAL RCN | 253,230 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | G |
| 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 | \$197,500 |