

Key: 6255

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.411

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHARETTE KELLEY A & RYAN E BRERETON 10 GREEN ACRES RD EAST FALMOUTH, MA 02536				30.2-150-0				1 EVERGREEN HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHARETTE KELLEY A & CAPONE CHARLES L ETUX				01/04/2021	QS	415,000	33638-277				
MANKUS JAMES				09/20/2007	QS	305,000	22349-289				
				08/21/2003	N	245,000	17510-77				

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 %
07062	02/14/2007	3	ALT/RENO	950	08/23/2007	DB	100 100
05399	06/14/2005	4	DETACH.STRUC	700	08/23/2007	DB	100 100
05276	05/04/2005	9	DECK	1,000	08/23/2007	DB	100 100
04588	08/04/2004	6	FENCE		10/07/2004	TL	100 100
970199	04/30/1997	3	ALT/RENO	4,280	04/30/1998	JS	100 100

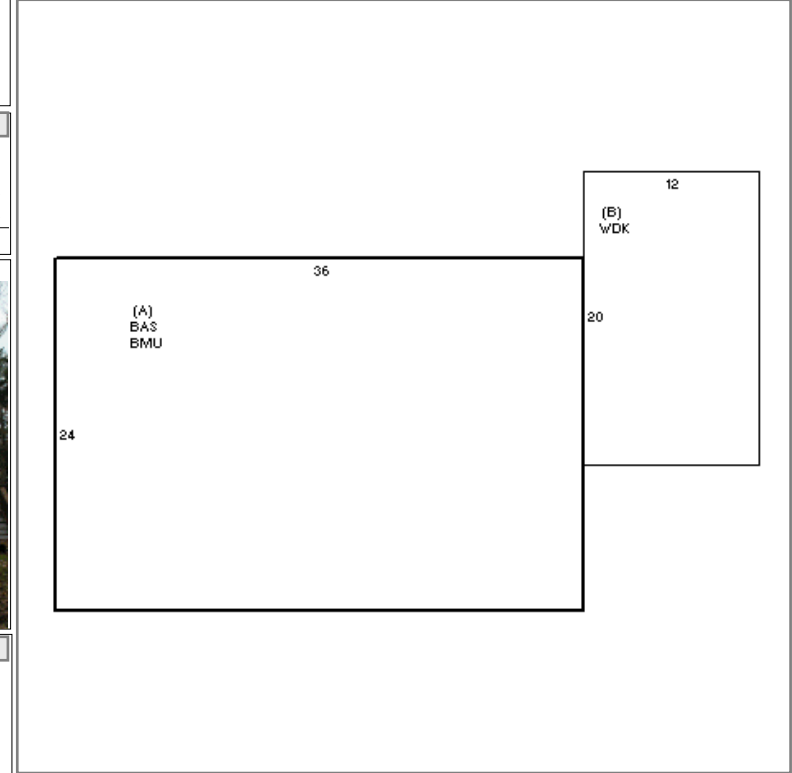
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,000	9	1.00	100	1.00	100	1.00	271,055	3.13	A	1.00	BAV	1.15			194,720

TOTAL	10,019 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	194,700	172,300			
Infl1	AVG		BUILDING	210,900	186,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			405,600	359,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	6X12		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	RP
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/15/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1964	SIZE ADJ	1.015
NET AREA	1,140	DETAIL ADJ	1.000
\$NLA(RCN)	\$243	OVERALL	1.070

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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		39.60	34,217
A	BAS	L	BASE AREA	864	1964	215.37	186,078
B	WDK	N	WOOD DECK	240		28.13	6,751
	USF	L	UPPER STORY FIN	276	1964	119.50	32,982
	USU	N	UPPER STORY UNF	156		50.87	7,936
	F21	O	FPL 2S 1OP	1		9,567.00	9,567

TOTAL RCN	277,532
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	\$210,900