Key: 633

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 632

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITE EMILY **116 WEST BROADWAY** **BOSTON, MA 02127**	**4.3-28-0**	**105 CLARK RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHITE EMILY	11/03/2021	QS	475,000	34629-336
SULLIVAN MARJORIE	08/19/2021	F	1	34396-1-3
FISKE JOHN & MARJORIE SUL	02/26/2021	F	10	33834-148

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

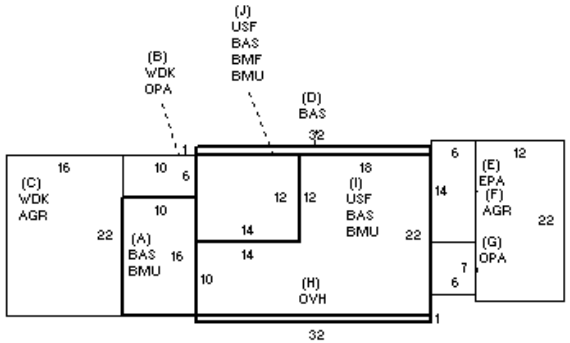
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
E-22-522	08/20/2022	3	ALT/RENO	2,500	01/10/2023	TL	100	100
GF-22-335	08/02/2022	3	ALT/RENO	2,700	08/10/2022		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,878	1 1.00	100 1.00	100 1.00	294,625	1.31	A 1.00	R05 1.25			246,710

TOTAL	27,878 SF	ZONING	1	FRNT	230
Nbhd	N SAG	NOTE	Also frontage on Clark and Henry Gagner		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	246,700	218,300
BUILDING	284,600	281,400
DETACHED	9,800	9,300
OTHER	0	0
TOTAL	**541,100**	**509,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	50 0.50	20 X 38		760	25.73	9,800

PHOTO 09/27/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/9/2021	NMP
LIST	1/9/2018	BC
REVIEW	9/27/2023	RP

YEAR BLT	1965	SIZE ADJ	1.010
NET AREA	1,632	DETAIL ADJ	1.000
$NLA(RCN)	$256	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	864		40.88	35,321
+	OPA	N	OPEN PORCH	102		76.92	7,846
+	WDK	N	WOOD DECK	412		23.95	9,866
+	AGR	N	ATT GARAGE	616		65.17	40,148
+	BAS	L	BASE AREA	896	1965	222.32	199,198
E	EPA	N	ENCLOSED PORCH	84		91.30	7,669
H	OVH	L	OVERHANG	32	1965	203.03	6,497
+	USF	L	UPPER STORY FIN	704	1965	121.90	85,818
J	BMF	N	BSMT FINISH	168		65.50	11,005
	F22	O	FPL 2S 2OP	1		10,337.70	10,338
	FIX	O	XTRA FIXTURES	2		2,387.40	4,775

TOTAL RCN	418,480

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE	1987 / 35		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD	$284,600		