

Key: 6439

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.594

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SMALL MICHAEL F & KAREN M WHITE TRS 40 LINWOOD AVE NOM P O BOX 64 MONUMENT BEACH, MA 02553-0064				30.4-117-0				40 LINWOOD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SMALL MICHAEL F & KAREN M SMALL STUART R &				10/12/2004	F XX	100	19124-53 02586-0141				

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,600 9	1.00	100	1.00	100	1.00	271,055	5.36	A	1.00	BAV 1.15	186,770

TOTAL	5,619 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	186,800	165,300			
Infl1	AVG		BUILDING	222,800	197,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	409,600	362,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	F	0.70 40 0.60	6 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/6/2014	TL
MODEL	1		RESIDENTIAL	LIST	9/6/2014	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/6/2014	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1945	SIZE ADJ	1.015
NET AREA	1,313	DETAIL ADJ	1.000
\$NLA(RCN)	\$223	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		2	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	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
A	BMU	N	BSMT UNFINISHED	750		49.99	37,494
A	BAS	L	BASE AREA	750	1945	224.02	168,017
A	USF	L	UPPER STORY FIN	563	1945	119.50	67,279
B	WDK	N	WOOD DECK	144		42.91	6,180
	F21	O	FPL 2S 1OP	1		9,567.00	9,567
	FIX	O	XTRA FIXTURES	2		2,312.75	4,626

TOTAL RCN	293,162	
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	\$222,800	

