

Key: 6448

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.604

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
ODOHERTY ANDREW & ELIZABETH DO PO BOX 664 MONUMENT BEACH, MA 02553		30.4-128-0		54 ELM AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ODOHERTY ANDREW & BURKHARD SUZANNE M		06/17/2019	QS	347,000	32095-41
BURKHARD ROBERT A		05/20/2011	F	1	25460-264
		12/14/1993	XX		08944-00145

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	%
13643	09/24/2013	3	ALT/RENO		10/23/2020	TL	100	100
13104	02/25/2013	10	WOODSTOVE	2,500	12/16/2014		100	100
02151	03/25/2002	2	ADDITIONS	3,500	12/16/2014		100	100
					02/27/2004	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	29,000	9	1.00	100	1.00	100	1.00	271,055	1.27	A	1.00	BAV	1.15			229,000

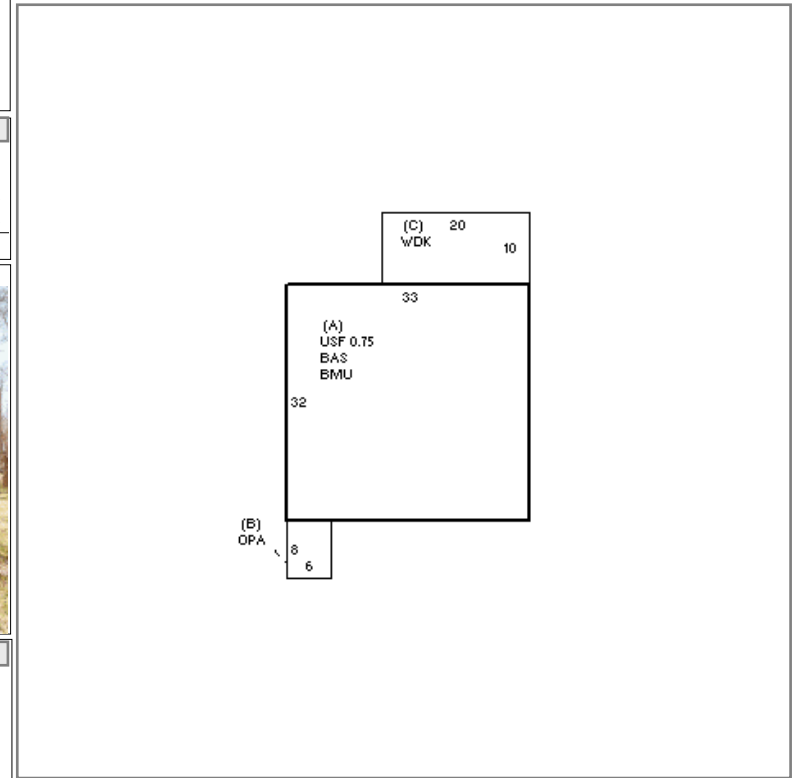
TOTAL	29,011 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	229,000	202,700			
Infl1	AVG		BUILDING	299,600	265,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				528,600	467,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2015	TL
MODEL	1		RESIDENTIAL	LIST	10/23/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	10/23/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1917	SIZE ADJ	1.010
NET AREA	1,848	DETAIL ADJ	1.000
\$NLA(RCN)	\$208	OVERALL	1.040

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,056		38.30	40,448
EXT COVER	3	ALUMINUM	1.00	A	BAS	L	BASE AREA	1,056	1917	201.64	212,933
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	792	1917	114.21	90,457
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	48		85.59	4,108
FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	200		36.74	7,348
INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,253.00	9,253
HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,237.00	6,711
FUEL SOURCE	1	OIL	1.00		JAC	O	JACUZZI	1		12,898.90	12,899
USE	0		1.00								

TOTAL RCN	384,157
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
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	\$299,600