

Key: 6460

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.616

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COADY JOHN D & PATRICIA S COADY PO BOX 892 MONUMENT BEACH, MA 02553				30.4-137-0				22 ELM AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COADY JOHN D & PATRICIA S				04/08/2020	F	10	32816-197				
COADY JOHN D & PATRICIA S				07/22/2004	A	428,000	18854-78				
COADY KEMPTON J III				07/22/2004	N		18854-75				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-88	06/30/2020	15	INSULATE/WEA	2,757				100
16108	02/17/2016	14	SOLAR	30,000				100
16019	01/12/2016	14	SOLAR	15,000	02/12/2016	TL		100
10768	12/23/2010	2	ADDITIONS	60,000	12/05/2011	TL		100
04562	07/26/2004	4	DETACH.STRUC	500	09/15/2006	DB		100

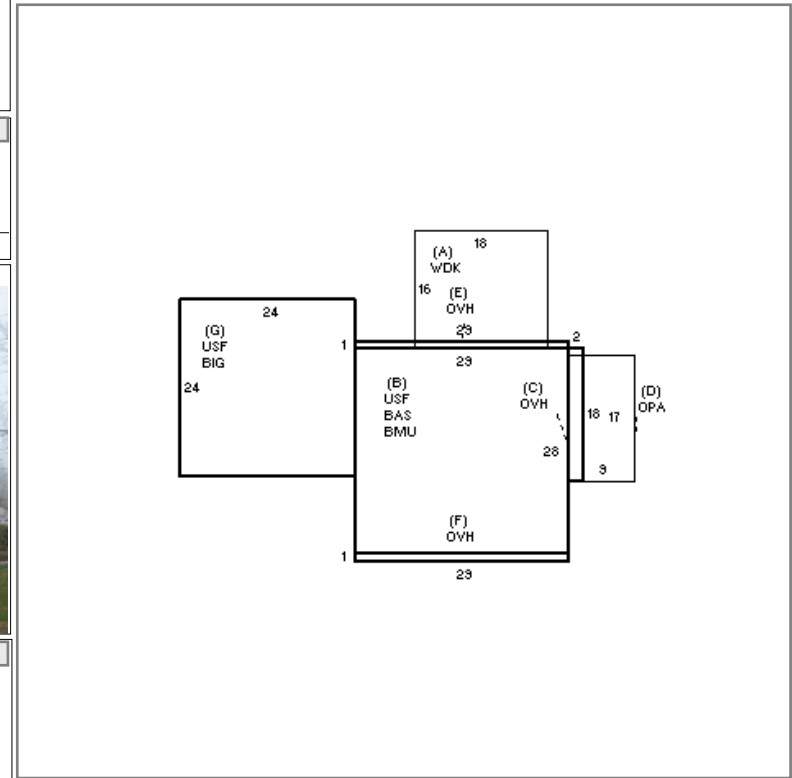
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,155 9	1.00	100	1.00	100	1.00	A	1.00	BAV	1.15	207,630

TOTAL	17,163 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	207,600	183,800			
Infl1	AVG		BUILDING	417,100	373,300			
N_Index	AVG		DETACHED	2,800	2,600			
			OTHER	120,700	108,100			
			TOTAL	748,200	667,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12 X 16	2004	192	15.95	2,800



BUILDING	CD	ADJ	DESC	MEASURE	12/5/2011	TL
MODEL	1		RESIDENTIAL	LIST	12/5/2011	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	12/5/2011	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	474,004		
NET AREA	2,294	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	288		28.42	8,186	CONDITION ELEM	CD		
\$NLA(RCN)	\$207	OVERALL	1.040	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	812		40.02	32,495	EXTERIOR	A		
				ROOF SHAPE	3	GAMBREL	1.00	B	BAS	L	BASE AREA	812	1900	217.63	176,716	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	812	1900	114.10	92,650	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	+	OVH	L	OVERHANG	94	1900	198.75	18,682	BATHS	G		
				INT. FINISH	1	PLASTER	1.00	D	OPA	N	OPEN PORCH	153		71.73	10,975	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	G	BIG	N	BUILT-IN GARAGE	576		86.05	49,562	ELECT	U		
				FUEL SOURCE	2	GAS	1.00	G	USF	L	UPPER STORY FIN	576	2011	114.10	65,723				
				USE	0		1.00	G	F21	O	FPL 2S 1OP	1		9,667.50	9,668				
								FIX	O	XTRA FIXTURES	4		2,337.05	9,348					
																EFF.YR/AGE	2007 / 15		
																COND	12 12 %		
																FUNC	0		
																ECON	0		
																DEPR	12	% GD	88
																RCNLD	\$417,100		

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LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

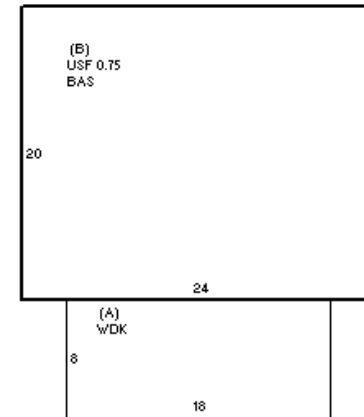
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	120,700	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/12/2012	TL
MODEL	1		RESIDENTIAL	LIST	1/12/2012	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/12/2012	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1997	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	149,021				
NET AREA	840	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	WDK	N	WOOD DECK	144		38.29	5,514	CONDITION ELEM	CD				
\$NLA(RCN)	\$177	OVERALL	0.950	EXT COVER	4	VINYL	1.00	B	BAS	L	BASE AREA	480	1997	210.41	100,996	EXTERIOR	A				
				ROOF SHAPE	3	GAMBREL	1.00	B	USF	L	UPPER STORY FIN	360	1997	106.62	38,384	INTERIOR	A				
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	2		2,063.50	4,127	KITCHEN	A				
				FLOOR COVER	35	W/W-VINYL	1.00									BATHS	A				
				INT. FINISH	2	DRYWALL	1.00									HEAT	A				
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A				
				FUEL SOURCE	2	GAS	1.00														
				USE	0		1.00														
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2000 / 22		
STORIES		1.75	1.00															COND	19 19 %		
ROOMS		3	1.00															FUNC	0		
BEDROOMS		2	1.00															ECON	0		
BATHROOMS		1	1.00															DEPR	19	% GD	81
FIXTURES		7	1.00															RCNLD	\$120,700		
GARAGE CAPACITY		0	1.00																		
% BSMT FINISH		0	1.00																		
# OF HALF BATHS		1	1.00																		
# OF UNITS		1	1.00																		