

Key: 6461

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.618

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TIMSON BETH ANN & CHRISTOPHER GERARD TIMSON PO BOX 1304 POCASSET, MA 02559				30.4-138-0				53-55 LINWOOD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TIMSON BETH ANN & GAFFNEY THERESA A				05/03/2019	O	244,968	31997-2				
GAFFNEY JOSEPH H				01/12/2000	N		12778-159				
				03/08/1995	XX		9581-9				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
H715	08/13/2020	3	ALT/RENO		06/04/2021	RP	100
H703	08/06/2020	3	ALT/RENO		09/01/2020		100
EXB-20-31	06/08/2020	3	ALT/RENO	4,000	09/01/2020		100
M-20-2	05/20/2020	3	ALT/RENO	12,000			100

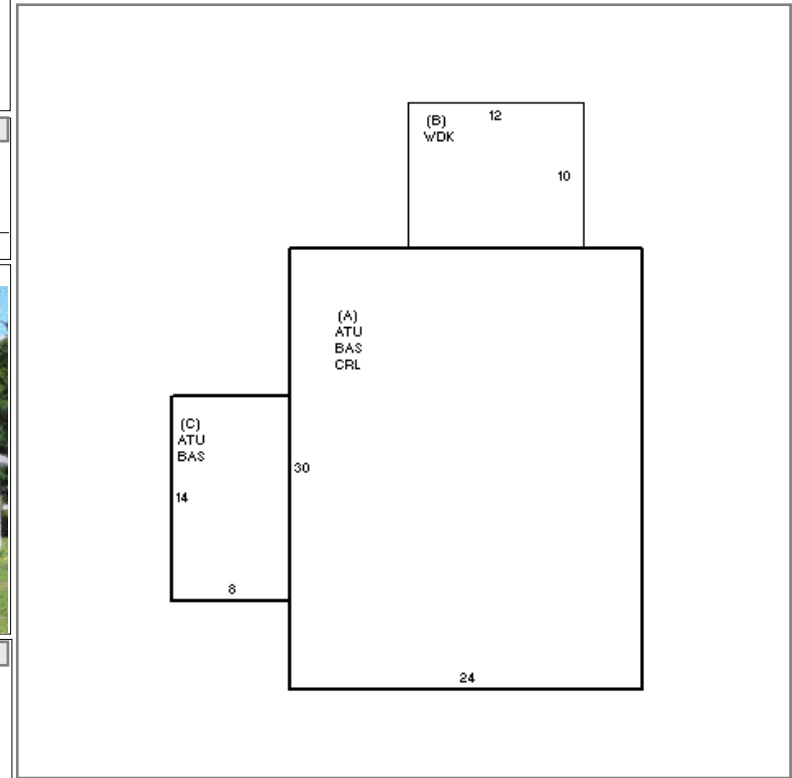
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	14,000	9	1.00	100	1.00	100	1.00	271,055	2.32	A	1.00	BAV	1.15								201,930

TOTAL	13,983 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E 4/27/2020 added 55 to record per email from owner and bible card	LAND	201,900	178,700			
Infl1	AVG		BUILDING	207,700	183,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	54,900	48,600			
<b>TOTAL</b>				<b>464,500</b>	<b>411,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2020	TL
MODEL	1		RESIDENTIAL	LIST	10/28/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/4/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	238,691
NET AREA	832	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	720		26.73	19,243	CONDITION ELEM	CD
\$NLA(RCN)	\$287	OVERALL	1.020	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	720	1940	206.32	148,547	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.02	A	ATU	N	ATTIC UNF	720		43.45	31,287	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	120		41.11	4,934	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.02	C	BAS	L	BASE AREA	112	1994	206.32	23,107	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	C	ATU	N	ATTIC UNF	112		43.98	4,925	HEAT	U
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	3		2,215.70	6,647	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										
				EFF.YR/AGE 2006 / 16													
				COND 13 13 %													
				FUNC 0													
				ECON 0													
				DEPR 13 % GD 87													
				RCNLD \$207,700													

