Key: 6463

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,622

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GASPER JOHN P JR & LITA M GASPER PO BOX 178 MONUMENT BEACH, MA 02553	30.4-140-0	40 ELM AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GASPER JOHN P JR & GASPER JOHN P JR	05/05/2016	F XX	10	29629-308 03658-0135

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	80	COMMERCIAL-RESID		1	1 of 1

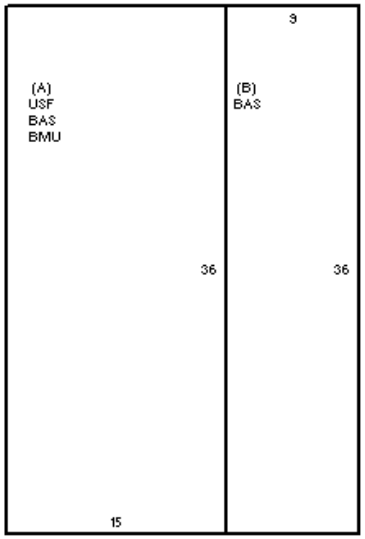
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		02/19/2019	RP	0	0

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,287	9 1.00	100 1.00	100 1.00	271,055	1.05	A 1.00	BAV 1.15			243,950

TOTAL	37,287 SF	ZONING		FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	244,000	215,900
BUILDING	174,200	163,900
DETACHED	31,900	30,500
OTHER	0	0
TOTAL	**450,100**	**410,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GHD	- 0.90	80 0.20	10X20		1,040	15.57	3,200
GHD	- 0.90	80 0.20	13X76		320	19.15	1,200
GHD	- 0.90	80 0.20	18X75		728	16.38	2,400
GHD	- 0.90	80 0.20	20X48		256	20.43	1,000
GHD	- 0.90	80 0.20	13X12		952	15.57	3,000
GHD	- 0.90	80 0.20	14X52		1,350	15.57	4,200
GHD	- 0.90	80 0.20	18X50		1,056	15.57	3,300
SHF	A 1.00	30 0.70	10X14		140	16.42	1,600
SHF	A 1.00	30 0.70	16X22		352	14.76	3,600
SHC	A 1.00	30 0.70	16X16		256	20.50	3,700
SHF	A 1.00	30 0.70	8X10		80	16.90	900
SHF	A 1.00	30 0.70	16X23		368	14.76	3,800

PHOTO 09/15/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/19/2019	RP
LIST	2/19/2019	EST
REVIEW	2/22/2019	BC

YEAR BLT	1976	SIZE ADJ	1.015
NET AREA	1,404	DETAIL ADJ	1.000
$NLA(RCN)	$161	OVERALL	0.790

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	3	CIM	0.75

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	540		38.76	20,928
A	USF	L	UPPER STORY FIN	540	1976	92.64	50,027
+	BAS	L	BASE AREA	864	1976	166.96	144,254
	F21	O	FPL 2S 1OP	1		7,416.70	7,417
	FIX	O	XTRA FIXTURES	2		1,792.90	3,586

TOTAL RCN	226,211

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$174,200