**Key: 6494**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,654

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| ZAK THOMAS &<br>JOAN A ZAK<br>PO BOX 392<br>MONUMENT BEACH, MA 02553-0392 | 30.4-173-0 | 30 BEACH ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| ZAK THOMAS & | 10/29/1976 | F | 1 | (68858) |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

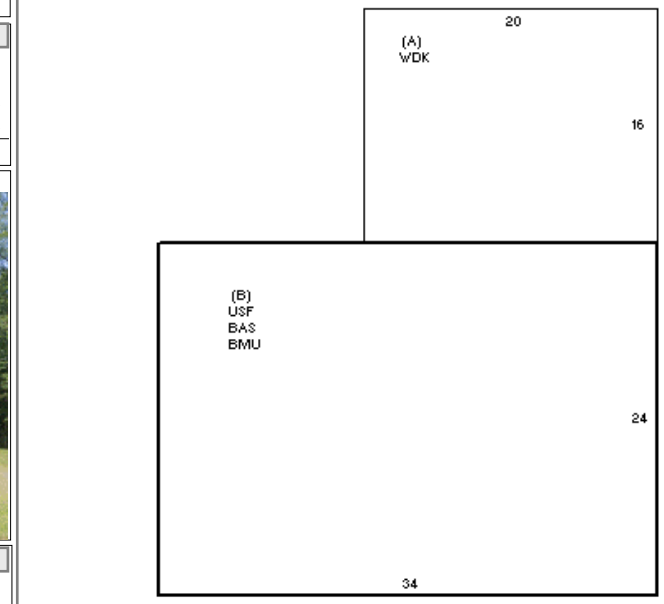
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| EXB-21-673 | 09/22/2021 | 3 | ALT/RENO | 1,773 | | | 100 | 100 |
| 14559 | 07/16/2014 | 3 | ALT/RENO | 5,900 | 09/03/2014 | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 17,440 | 9 1.00 | 100 1.00 | 100 1.00 | 271,055 | 1.92 | A 1.00 | BAV 1.15 | | | 208,140 |

| TOTAL | 17,424 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | MO BCH | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 208,100 | 184,200 |
| BUILDING | 239,100 | 211,600 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **447,200** | **395,800** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 05/06/2022

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.00 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 5/16/2019 | TL |
|---|---|---|
| LIST | 5/16/2019 | EST |
| REVIEW | | |

| YEAR BLT | 1976 | SIZE ADJ | 1.010 |
|---|---|---|---|
| NET AREA | 1,632 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $190 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | 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 | 4 | VINYL | 1.00 |
| ROOF SHAPE | 3 | GAMBREL | 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 | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | WDK | N | WOOD DECK | 320 | | 22.00 | 7,041 |
| B | BMU | N | BSMT UNFINISHED | 816 | | 37.57 | 30,654 |
| B | BAS | L | BASE AREA | 816 | 1976 | 204.29 | 166,703 |
| B | USF | L | UPPER STORY FIN | 816 | 1976 | 110.90 | 90,496 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,075.00 | 9,075 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,193.97 | 6,582 |

| TOTAL RCN | 310,551 |
|---|---|

| 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 | | $239,100 |