

Key: 6522

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.682

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---------|------------|------------------------|----------------|--|--|--|
| BRALEY DANIEL C PO BOX 675 MONUMENT BEACH, MA 02553 | | | | 30.4-207-0 | | | | 40 BAYVIEW AVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BRALEY DANIEL C BURKE ALBINA G | | | | 10/26/2016 | U XX | 168,000 | 30036-311 1333-1105 | | | | |

| 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 | % |
| | | | | | | | | |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 9,600 9 | 1.00 | 100 | 1.00 | 294,625 | 3.25 | A | 1.00 | BA+ | 1.25 | 210,860 |

| | | | | | | | | |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 9,583 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | MO BCH | NOTE | LAND | 210,900 | 186,600 | | | |
| Infl1 | AVG | | BUILDING | 172,300 | 152,400 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 383,200 | 339,000 | | | |

DETACHED

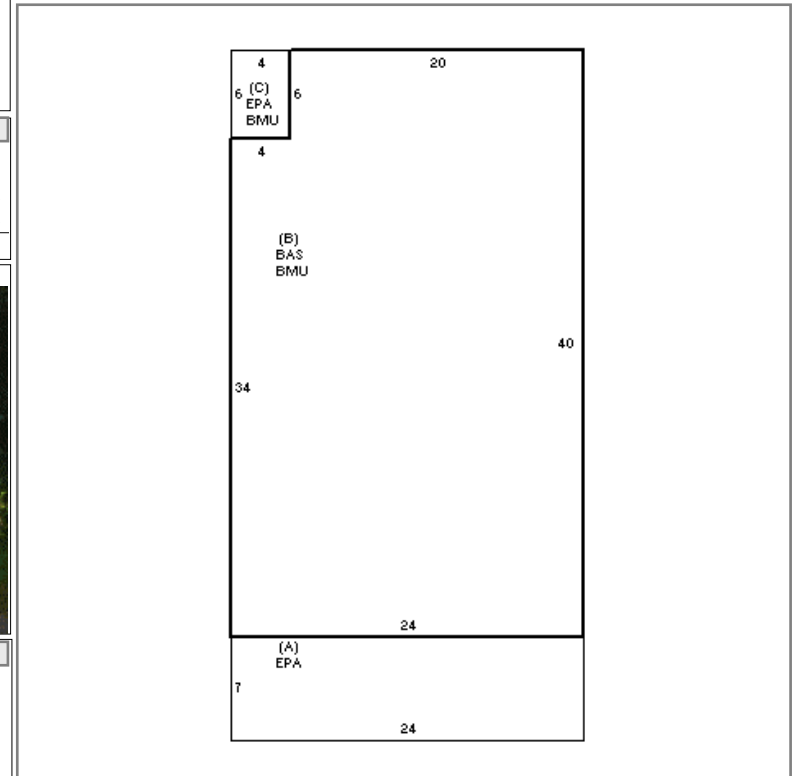
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/4/2008 | JH |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/4/2008 | JH |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 1/11/2009 | DB |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1925 | SIZE ADJ | 1.020 |
|-----------------|-------|------------|-------|
| NET AREA | 936 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$249 | OVERALL | 0.940 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 5 | 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 | 3 | FOUN. WALL | 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 | 3 | WOOD PANEL | 0.98 |
| HEATING/COOLING | 4 | STEAM | 0.99 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | EPA | N | ENCLOSED PORCH | 192 | | 70.75 | 13,584 |
| + | BMU | N | BSMT UNFINISHED | 960 | | 34.96 | 33,564 |
| B | BAS | L | BASE AREA | 936 | 1925 | 190.13 | 177,966 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,687.70 | 7,688 |

| TOTAL RCN | 232,802 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | O |
| ELECT | A |
| EFF.YR/AGE | 1993 / 29 |
| COND | 26 26 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 26 % GD 74 |
| RCNLD | \$172,300 |