

Key: 6527

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.687

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DANIELS BRIAN & CATHERINE DANIELS 325 PLEASANT ST CONCORD, NH 03301				30.4-212-0				7 GAFFIELD AVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DANIELS BRIAN & MACKINNON BARBARA A TR				01/20/2021	U	330,000	33704-81	
				MACKINNON BARBARA A				05/21/2004	F	100	18618-169	
								05/21/2004	N		18618-153	

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	%
B-23-53	04/11/2023	9	DECK	25,000			0	0
10576	09/28/2010	3	ALT/RENO	6,200	10/19/2010		100	100

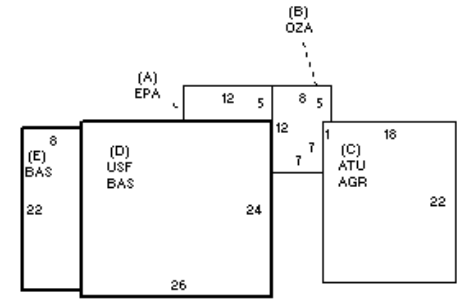
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,627	9	1.00	100	1.00	100	1.00	294,625	3.24	A	1.00	BA+	1.25			210,920

TOTAL	9,627 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	210,900	186,700			
Infl1	AVG		BUILDING	250,400	221,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	461,300	408,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/18/2022	RP
MODEL	1		RESIDENTIAL	LIST	3/18/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/18/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,424	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00
\$NLA(RCN)	\$231	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	8	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	1	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	329,442
A	EPA	N	ENCLOSED PORCH	60		109.08	6,545	CONDITION ELEM	CD
B	OZA	N	OPEN BREEZEWAY	89		47.13	4,195	EXTERIOR	A
C	AGR	N	ATT GARAGE	396		75.10	29,738	INTERIOR	A
C	ATU	N	ATTIC UNF	396		45.47	18,007	KITCHEN	A
D	BAS	L	BASE AREA	624	1964	221.93	138,483	BATHS	A
D	USF	L	UPPER STORY FIN	624	1964	116.99	73,000	HEAT	A
E	BAS	L	BASE AREA	176	1991	221.93	39,060	ELECT	A
	CPC	O	CAPE CELLAR	1		4,062.60	4,063		
	F21	O	FPL 2S 1OP	1		9,477.60	9,478		
	FIX	O	XTRA FIXTURES	3		2,291.30	6,874		
								EFF.YR/AGE	1995 / 27
								COND	24 24 %
								FUNC	0
								ECON	0
								DEPR	24 % GD 76
								RCNLD	\$250,400