**Key: 6535**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,695

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CARTY MAUREEN E<br>PO BOX 172<br>MONUMENT BEACH, MA 02553 | 30.4-220-0 | 25 GAFFIELD AVE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CARTY MAUREEN E | 01/17/2018 | F | 1 | 31029-72 |
| CARTY JOHN L & | 07/26/1985 | QS | 50,000 | 4639-288 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 02269 | 05/06/2002 | 6 | FENCE | 1,000 | 09/09/2002 | TL | 100 | 100 |
| 02030 | 01/23/2002 | 9 | DECK | 1,500 | 03/20/2002 | TL | 100 | 100 |
| 01294 | 05/24/2001 | 5 | DEMOLITIONS | 4,000 | 12/28/2001 | TL | 100 | 100 |
| 01295 | 05/24/2001 | 1 | NEW CONSTRUC | 210,000 | 09/09/2002 | TL | 100 | 100 |
| 01061 | 02/15/2001 | 5 | DEMOLITIONS | 4,000 | 12/28/2001 | TL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 12,800 | 9 1.00 | 100 1.00 | 100 1.00 | 294,625 | 2.51 | A 1.00 | BA+ 1.25 | | | 217,140 |

| TOTAL | 12,807 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | MO BCH |
| Infl1 | AVG |
| N_Index | AVG |

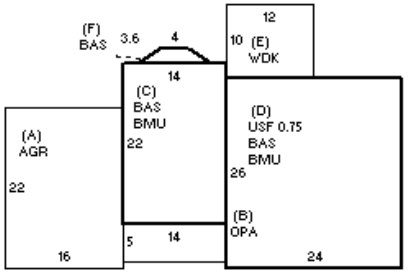
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 217,100 | 192,200 |
| BUILDING | 308,500 | 276,300 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **525,600** | **468,500** |

## DETACHED

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

PHOTO 09/09/2002




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 3/20/2002 | TL |
| LIST | 9/9/2002 | TL |
| REVIEW | 5/13/2003 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 2000 | SIZE ADJ | 1.015 |
| NET AREA | 1,414 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $263 | OVERALL | 1.120 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 11 | 1.00 |
| GARAGE CAPACITY | 1 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 1 | 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 | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | AGR | N | ATT GARAGE | 352 | | 79.34 | 27,929 |
| B | OPA | N | OPEN PORCH | 70 | | 87.13 | 6,099 |
| + | BMU | N | BSMT UNFINISHED | 932 | | 41.45 | 38,634 |
| D | USF | L | UPPER STORY FIN | 468 | 2000 | 125.08 | 58,540 |
| E | WDK | N | WOOD DECK | 120 | | 44.92 | 5,391 |
| + | BAS | L | BASE AREA | 946 | 2000 | 225.43 | 213,259 |
| | FIX | O | XTRA FIXTURES | 6 | | 2,421.00 | 14,526 |
| | GFP | O | GAS FIREPLACE | 1 | | 7,275.50 | 7,276 |

TOTAL RCN 371,653

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

EFF.YR/AGE 2002 / 20

| | | | |
|---|---|---|---|
| COND | 17 | 17 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 17 | % GD | 83 |

RCNLD $308,500