

Key: 6545

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.707

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
MORIN NANCY & SUSAN SCHOENBERG		30.4-230-0		51 GAFFIELD AVE	
17 ROSENFELD AVE MILFORD, MA 01757		TRANSFER HISTORY		DOS	T
		MORIN NANCY & MORIN CLARENCE G		04/23/2020	F
		MORIN CLARENCE G &		04/23/2020	N
				12/22/2011	F
CD	T	AC/SF/UN	Nbhd	Infl1	N Index
100	S	25,000 9	1.00	100	1.00
ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT
271,055	1.43	A	1.00	BAV	1.15
					ADJ VALUE
					221,790

LAND

TOTAL	25,003 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE			LAND	221,800	196,300	
Infl1	AVG		BUILDING	407,900	360,900			
N_Index	AVG		DETACHED	12,900	12,300			
			OTHER	0	0			
				TOTAL	642,600	569,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 F 0.60	25 X 27		675	31.79	12,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2014	JB
MODEL	1		RESIDENTIAL	LIST	7/15/2014	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/14/2017	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1900	SIZE ADJ	1.005
NET AREA	2,442	DETAIL ADJ	1.000
\$NLA(RCN)	\$220	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,266	1900	210.27	266,202
EXT COVER	1	WOOD SHINGLE	1.02	+	EPA	N	ENCLOSED PORCH	584		72.97	42,613
ROOF SHAPE	3	GAMBREL	1.00	+	WDK	N	WOOD DECK	505		23.89	12,066
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	898		40.79	36,627
FLOOR COVER	1	HARDWOOD	1.02	D	USF	L	UPPER STORY FIN	868	1900	120.41	104,519
INT. FINISH	2	DRYWALL	1.00	F	OVH	L	OVERHANG	308	1900	202.57	62,392
HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP		1		9,853.40	9,853
FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES		1		2,382.50	2,383
USE	0		1.00								

TOTAL RCN	536,655
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$407,900

