

Key: 6571

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.734

LEGAL

LAND

DETACHED

BUILDING

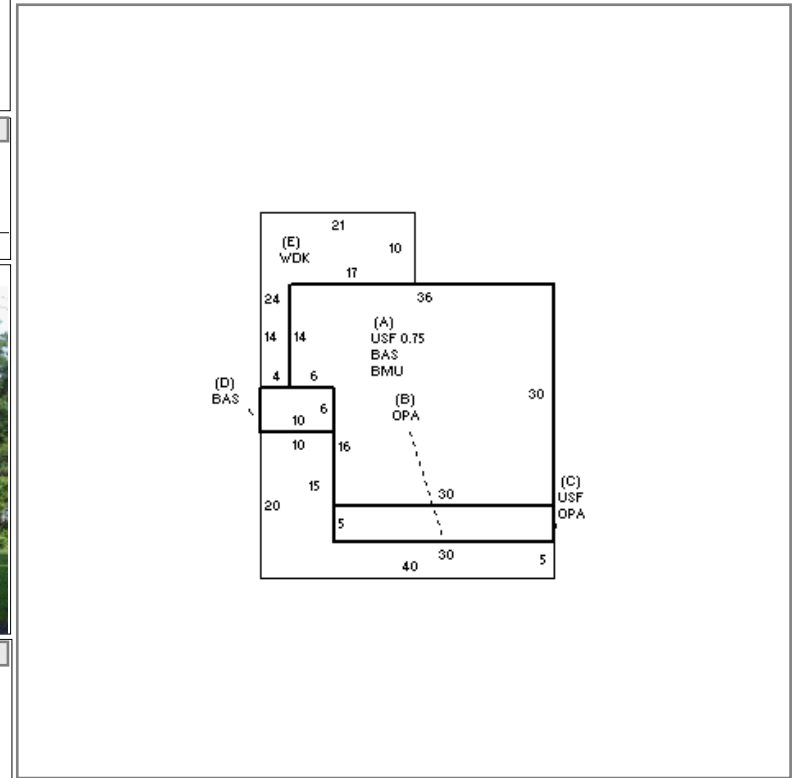
| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|---|--|--------------------------|----------------|------------|----------------------|--|
| CHUCKRAN JOHN S PO BOX 855 MONUMENT BEACH, MA 02553 | | 30.4-263-0 | 21 CHESTER AVE | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| CHUCKRAN JOHN S CHUCKRAN JOHN S & | | 03/02/2007 09/29/1987 | H XX | | 21823-29 5950-337 | |

| 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 % |
| 10229 | 05/10/2010 | 4 | DETACH.STRUC | 1,783 | 06/09/2010 | | 100 100 |
| 06315 | 05/23/2006 | 3 | ALT/RENO | 3,500 | 08/23/2007 | DB | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|----------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 16,000 9 | | 1.00 100 | 1.00 100 | 294,625 | 2.06 | A | 1.00 | BA+ | 1.25 | 223,420 |

| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 15,987 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | MO BCH | NOTE | LAND | 223,400 | 197,700 | | | |
| Infl1 | AVG | | BUILDING | 323,200 | 286,000 | | | |
| N_Index | AVG | | DETACHED | 10,200 | 9,700 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 556,800 | 493,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------|--------------|----|-------|-----------|--------|
| DGF | A | 1.00 F | 0.60 20 X 22 | | 440 | 38.49 | 10,200 |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/11/2008 | JH |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/11/2008 | JH |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] | REVIEW | 8/29/2008 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1920 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 414,340 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|------|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,932 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 984 | | 39.41 | 38,777 | | |
| \$NLA(RCN) | \$214 | OVERALL | 1.070 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | USF | L | UPPER STORY FIN | 888 | 1920 | 116.34 | 103,307 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | OPA | N | OPEN PORCH | 500 | | 63.60 | 31,801 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | BAS | L | BASE AREA | 1,044 | 1920 | 207.46 | 216,586 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | E | W/DK | N | WOOD DECK | 266 | | 27.99 | 7,445 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 9,519.90 | 9,520 | | |
| | | | | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | | FIX | O | XTRA FIXTURES | 3 | | 2,301.53 | 6,905 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | EXTERIOR | A |
| | | | | | | | | | | | | | | | | INTERIOR | A |
| | | | | | | | | | | | | | | | | KITCHEN | A |
| | | | | | | | | | | | | | | | | BATHS | G |
| | | | | | | | | | | | | | | | | HEAT | A |
| | | | | | | | | | | | | | | | | ELECT | A |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1997 / 25 |
| | | | | | | | | | | | | | | | | COND | 22 22 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 22 % GD 78 |
| | | | | | | | | | | | | | | | | RCNLD | \$323,200 |