

Key: 6575

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.738

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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
VRANOS WILLIAM & KATHLEEN P O BOX 629 MONUMENT BEACH, MA 02553-0629		30.4-267-0		30 GAFFIELD AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
VRANOS WILLIAM & KATHLEEN BLANCHARD ROBERT W		10/02/2017 04/10/1998	QS F	666,500 1 11348-339	(214234)

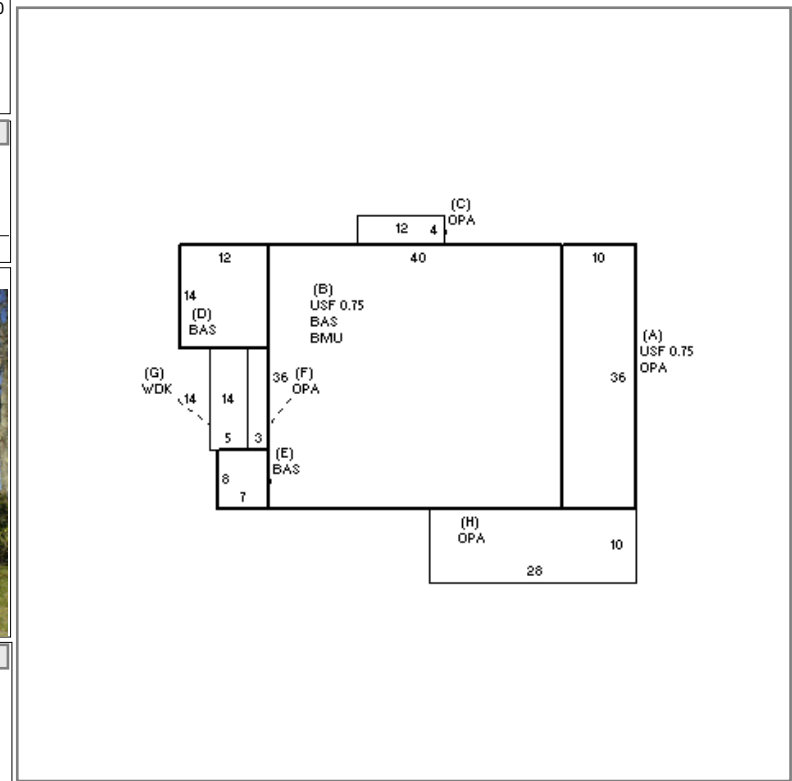
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
SR-21-1	01/20/2021	3	ALT/RENO		06/04/2021	RP	100 100
19917	09/30/2019	4	DETACH.STRUC	7,500			100 100
10694	11/22/2010	3	ALT/RENO	45,000	12/15/2010		100 100
200130	03/21/2000	3	ALT/RENO	6,000	09/25/2001	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	9	1.00	100	1.00	100	1.00	294,625	1.00	A	1.25	270,490
300	A	0.762	9	1.00	100	1.00	100	1.00	20,375	1.00	A	1.25	15,530

TOTAL	1.680 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E	sits on hill top with views = ba+ (8/20/18 BC)			LAND	286,000	253,100
Infl1	AVG		BUILDING	641,400	567,500			
N_Index	AVG		DETACHED	2,800	2,600			
						OTHER	23,200	20,500
						TOTAL	953,400	843,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	10 X 16	2021	160	19.14 2,800

PHOTO 01/01/2003

BUILDING	CD	ADJ	DESC	MEASURE	9/20/2018	BC
MODEL	1		RESIDENTIAL	LIST	9/20/2018	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	2/12/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1880	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	728,817		
NET AREA	3,014	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	OPA	N	OPEN PORCH	730		75.63	55,208	CONDITION ELEM CD			
\$NLA(RCN)	\$242	OVERALL	1.230	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,350	1880	133.60	180,365	EXTERIOR	G		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	1,440	41.05	59,116	INTERIOR	G		
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,664	1880	232.02	386,086	KITCHEN	G			
ROOMS	9	1.00	FLOOR COVER	1	HARDWOOD	1.02	G	WDK	N	WOOD DECK	70		68.97	4,828	BATHS	G			
BEDROOMS	4	1.00	INT. FINISH	1	PLASTER	1.00		CPC	O	CAPE CELLAR	1		4,852.30	4,852	HEAT	U			
BATHROOMS	2	1.00	HEATING/COOLING	4	STEAM	0.99		F21	O	FPL 2S 1OP	1		11,319.90	11,320	ELECT	A			
FIXTURES	12	1.00	FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	7		2,736.59	19,156					
GARAGE CAPACITY	0	1.00	USE	0		1.00		HTB	O	HOT TUB	1		7,886.30	7,886					
% BSMT FINISH	0	1.00															EFF.YR/AGE	2007 / 15	
# OF HALF BATHS	1	1.00															COND	12 12 %	
# OF UNITS	1	1.00															FUNC	0	
																ECON	0		
																DEPR	12	% GD	88
																RCNLD	\$641,400		

