

Key: 6576

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.740

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CURRENT OWNER				PARCEL ID				LOCATION			
GENTUSO CHRISTINE PO BOX 336 MONUMENT BEACH, MA 02553				30.4-270-0				44 GAFFIELD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GENTUSO CHRISTINE				08/05/2015	QS	338,000	(207039)				
LEDDY JOHN W &				01/07/2000	S	185,500	(156228)				
BRISTOL COUNTY SAVINGS BA				01/07/2000	L	()	()				

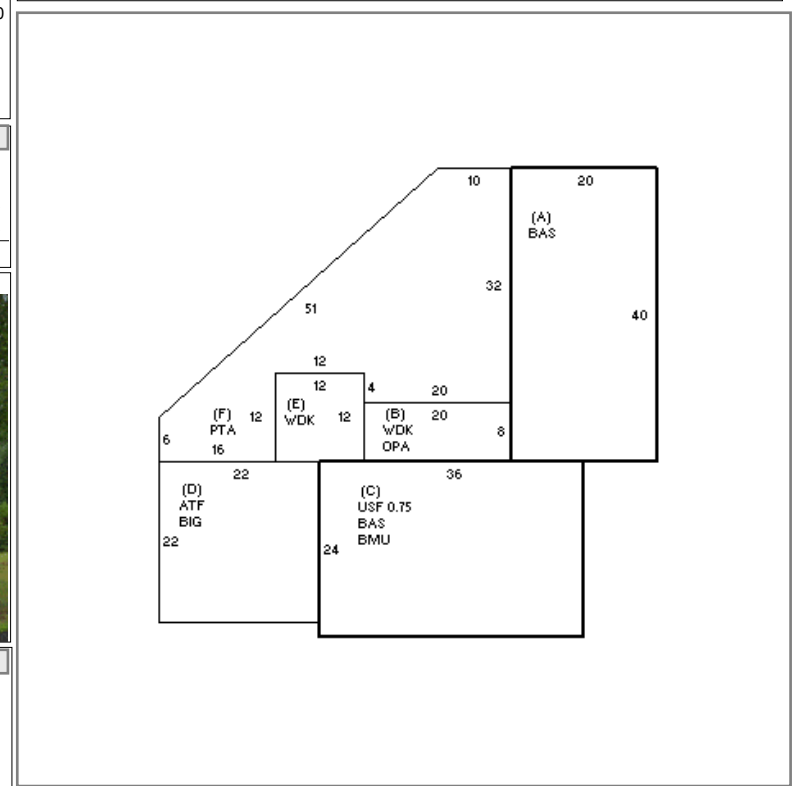
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-612	09/18/2023	15	INSULATE/WEA	6,125			100	100
H487	06/03/2020	3	ALT/RENO		04/07/2021		100	100
191105	11/15/2019	3	ALT/RENO	33,250	04/07/2021		100	100
19853	09/16/2019	3	ALT/RENO	3,193			100	100
		11	SPLITS/SUBS		03/18/2015		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	271,055	1.00	A	1.00	BAV	1.15	248,850
300	A	0.056	9	1.00	100	18,745	1.00	A	1.00	BAV	1.15	1,050

TOTAL	42,410 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E	split from map 30.4 pcl 271			LAND	249,900	221,200
Infl1	AVG		BUILDING	473,000	418,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	722,900	639,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	80 0.20 9 X 9			0.00	

PHOTO 08/11/2008



BUILDING	CD	ADJ	DESC	MEASURE	3/18/2015	TL
MODEL	1		RESIDENTIAL	LIST	4/7/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	4/7/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1945	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	576.830
NET AREA	2,312	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,664	1945	201.42	335,163		
\$NLA(RCN)	\$249	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	160		72.91	11,665		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	864		40.68	35,147		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	648	1945	121.30	78,601		
				FLOOR COVER	2	SOFTWOOD	1.02	D	BIG	N	BUILT-IN GARAGE	484		87.46	42,333		
				INT. FINISH	2	DRYWALL	1.00	D	ATF	N	ATTIC FINISH	484		69.25	33,518		
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	304		23.83	7,243		
				FUEL SOURCE	2	GAS	1.00	F	PTA	N	PATIO	970		15.17	14,714		
				USE	0		1.00	F11	O		FPL 1S 1OP	1		8,944.50	8,945		
								FIX	O		XTRA FIXTURES	4		2,375.58	9,502		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	U

EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0 uc
ECON	0
DEPR	18 % GD 82
RCNLD	\$473,000