

Key: 6798

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.962

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
DAVIS CHRISTOPHER LEE & RACHEL M DAVIS		31.3-28-0	24 CLIFF RD			
24A CLIFF RD		TRANSFER HISTORY		DOS	T	SALE PRICE
BOURNE, MA 02532		DAVIS CHRISTOPHER LEE & DASILVA ANIBAL V JR		05/28/2020	QS	417,000
		SULLIVAN WALTER G TR OF		02/16/2017	H	150,000
				05/30/2007	F	100

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1040	100	TWO-FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

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	235,700	1.00	A	1.00
300	A	0.103	9	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00
												216,390
												1,680

TOTAL	1.021 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	218,100	193,000
Infl1	AVG		BUILDING	321,900	284,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	540,000	477,800

DETACHED

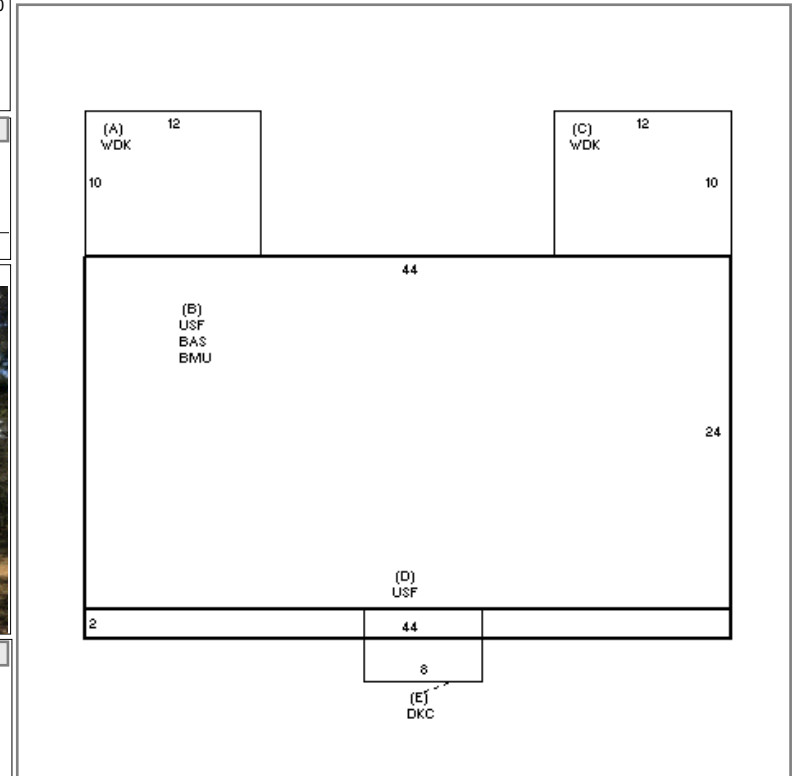
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/8/2018	TL
MODEL	1		RESIDENTIAL	LIST	2/8/2018	TL
STYLE	11	1.05	DUPLEX [100%]	REVIEW	5/18/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1986	SIZE ADJ	1.005
NET AREA	2,200	DETAIL ADJ	1.000
\$NLA(RCN)	\$188	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	2	1.00	
# OF UNITS	2	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	240		27.85	6,684
B	BMU	N	BSMT UNFINISHED	1,056		39.21	41,409
B	BAS	L	BASE AREA	1,056	1986	206.43	217,991
+	USF	L	UPPER STORY FIN	1,144	1986	111.80	127,901
E	DKC	N	DECK-COMPOSITE	40		67.53	2,701
	FIX	O	XTRA FIXTURES	7		2,290.03	16,030

TOTAL RCN	412,716
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$321,900