Key: 7271

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,424

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CURTIS NANCY E C/O PETERS SUSAN M & PO BOX 8 MONUMENT BEACH, MA 02553	34.2-57-0	5 DOUGLAS AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PETERS SUSAN M &	01/30/2023	QS	575,000	(232141)
CURTIS NANCY E	03/12/2003	X		(168515)
SANIDAS BRETT A	03/12/2003	X		(168514)

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	%
12400	06/15/2012	3	ALT/RENO	8,250	07/06/2012		100	100
05247	04/21/2005	4	DETACH.STRUC	2,629	01/26/2007	TL	100	100
970625	12/09/1997	1	NEW CONSTRUC	80,000	09/21/2000	TL	100	100

LAND

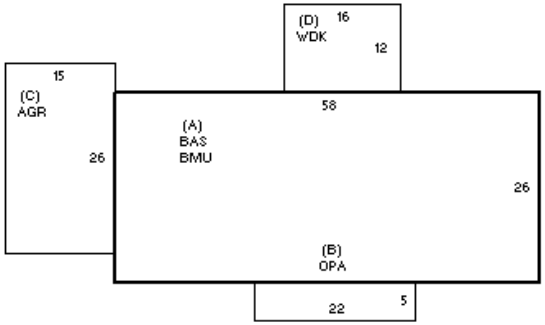
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,860	9 1.00	100 1.00	100 1.00	271,055	1.15	A 1.00	BAV 1.15			235,960

TOTAL	32,844 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	236,000	208,800
BUILDING	301,900	270,400
DETACHED	1,800	1,700
OTHER	0	0
TOTAL	**539,700**	**480,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 12		120	16.42	1,800

PHOTO 01/01/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/26/2007	TL
LIST	1/26/2007	TL
REVIEW	7/6/2012	TL

YEAR BLT	1997	SIZE ADJ	1.010
NET AREA	1,508	DETAIL ADJ	1.000
$NLA(RCN)	$247	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
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
A	BMU	N	BSMT UNFINISHED	1,508		31.94	48,170
A	BAS	L	BASE AREA	1,508	1997	183.44	276,621
B	OPA	N	OPEN PORCH	110		68.60	7,546
C	AGR	N	ATT GARAGE	390		69.79	27,218
D	WDK	N	WOOD DECK	192		34.98	6,715
	FIX	O	XTRA FIXTURES	3		2,129.47	6,388

TOTAL RCN	372,660

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

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$301,900