**Key: 7448**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,604

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| SEAMAN JOHN SCOTT TRS<br>JOHN SCOTT SEAMAN 2018 REV TR<br>26 THOM AVENUE<br>BOURNE, MA 02532 | 35.1-43-0 | 26 THOM AVE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SEAMAN JOHN SCOTT TRS | 08/23/2019 | F | 1 | 32241-254 |
| SEAMAN JOHN S | 07/31/2018 | QS | 399,000 | 31438-123 |
| POPAT VIJAY P ETUX | 05/10/2013 | QS | 305,000 | 27364-277 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

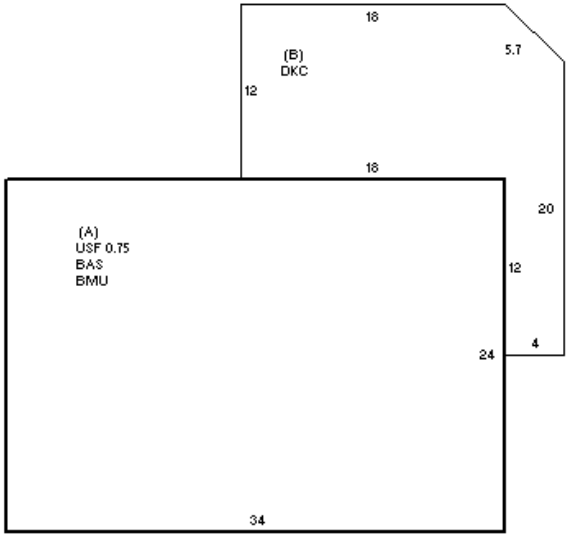
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| EXB-23-611 | 09/21/2023 | 3 | ALT/RENO | 13,665 | | | 100 | 100 |
| 19610 | 07/08/2019 | 14 | SOLAR | 22,000 | | | 100 | 100 |
| 18827 | 09/26/2018 | 3 | ALT/RENO | 6,000 | | | 100 | 100 |
| | | 12 | CYCLICAL | | 09/10/2018 | DB | 100 | 100 |
| 12346 | 05/22/2012 | 6 | FENCE | 3,000 | 06/05/2012 | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 17,600 | 9 1.00 | 100 1.00 | 100 1.00 | 247,485 | 1.90 | A 1.00 | R05 1.05 | | | 190,310 |

| TOTAL | 17,598 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | MO BCH | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 190,300 | 168,400 |
| BUILDING | 304,400 | 269,400 |
| DETACHED | 25,600 | 24,400 |
| OTHER | 0 | 0 |
| TOTAL | **520,300** | **462,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| GUL | G 1.20 | 10 0.90 | 24 X 26 | | 624 | 40.56 | 22,800 |
| SHF | A 1.00 | 10 0.90 | 8 X 8 | | | 0.00 | |
| HTB | + 1.10 | 10 0.90 | | | 1 | 3,108.93 | 2,800 |

PHOTO 10/05/2023

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | + | 1.05 | AVERAGE + [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 8/29/2019 | RP |
| LIST | 8/15/2011 | TL |
| REVIEW | 8/29/2019 | RP |

| | | | |
|---|---|---|---|
| YEAR BLT | 1978 | SIZE ADJ | 1.015 |
| NET AREA | 1,428 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $242 | OVERALL | 1.110 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | 1.00 |
| GARAGE CAPACITY | 2 | 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 | 1 | WOOD SHINGLE | 1.02 |
| 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 | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 816 | | 43.14 | 35,200 |
| A | BAS | L | BASE AREA | 816 | 1978 | 234.59 | 191,426 |
| A | USF | L | UPPER STORY FIN | 612 | 2001 | 128.63 | 78,722 |
| B | DKC | N | DECK-COMPOSITE | 304 | | 74.28 | 22,581 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,420.90 | 10,421 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,519.37 | 7,558 |

| TOTAL RCN | 345,907 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 2007 / 15 | | |
|---|---|---|---|
| COND | 12 | 12 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 12 | % GD | 88 |
| RCNLD | | | $304,400 |