Key: 7585

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,741

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VAHEY COLLEEN M 2 SILVER BIRCH LN BOURNE, MA 02532	35.2-31-0	2 SILVER BIRCH LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VAHEY COLLEEN M	01/04/2013	QS	250,000	27014-61
ADAMS BARBARA F	12/14/2009	F	1	24233-141
ADAMS WILLIAM S &		XX		02819-0285

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-20-290	09/21/2020	3	ALT/RENO	8,439			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,104	9 1.00	100 1.00	100 1.00	235,700	2.30	A 1.00	R04 1.00			175,760

TOTAL	14,113 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

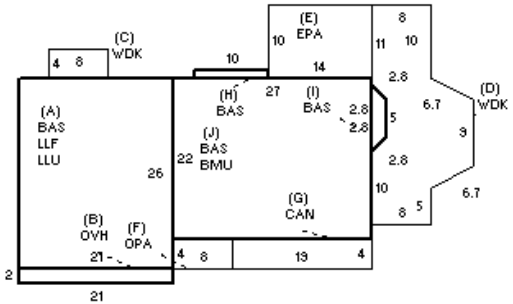
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	175,800	155,600
BUILDING	262,800	232,600
DETACHED	0	0
OTHER	0	0
TOTAL	**438,600**	**388,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 8			0.00	

PHOTO 08/26/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/13/2017	DB
LIST	7/13/2017	EST
REVIEW	7/13/2017	DB

YEAR BLT	1978	SIZE ADJ	1.010
NET AREA	1,752	DETAIL ADJ	1.000
$NLA(RCN)	$195	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	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	10	VERT BOARD	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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	546		35.52	19,394
A	LLF	L	LOWER LEVEL FIN	546	1978	60.45	33,007
B	OVH	L	OVERHANG	42	1978	177.42	7,452
+	WDK	N	WOOD DECK	330		20.93	6,906
E	EPA	N	ENCLOSED PORCH	140		80.60	11,284
F	OPA	N	OPEN PORCH	32		79.82	2,554
G	CAN	N	CANOPY	76		12.47	947
+	BAS	L	BASE AREA	1,164	1978	188.07	218,912
J	BMU	N	BSMT UNFINISHED	594		45.10	26,788
	F11	O	FPL 1S 1OP	1		7,855.20	7,855
	FIX	O	XTRA FIXTURES	3		2,086.43	6,259

TOTAL RCN	341,359

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$262,800