

Key: 7597

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.753

LEGALS

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
WARD CHARLES D & CYNTHIA A WARD 3 SILVER BIRCH LN RFD 1 BUZZARDS BAY, MA 02532-3846		35.2-44-0		3 SILVER BIRCH LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WARD CHARLES D &			XX		02991-0141

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-23-43	01/25/2023	15	ALT/RENO	6,219	04/18/2023	SL	100 100
EXB-22-871	01/03/2023	3	INSULATE/WEA	32,000	04/18/2023	SL	100 100
09178	05/08/2009	10	WOODSTOVE		06/19/2009		100 100
08163	04/24/2008	6	FENCE	1,700	09/04/2008		100 100

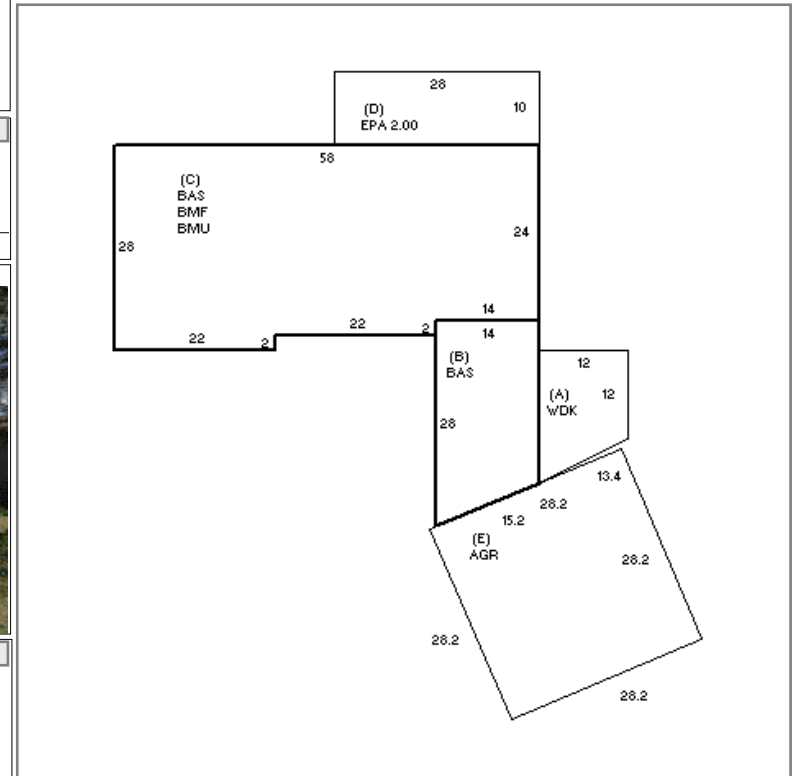
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,234 9		1.00	100 1.00	235,700	1.77	A	1.00	R04	1.00	183,800

TOTAL	19,254 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	183,800	162,700	BUILDING	443,600	365,600
Infl1	AVG		DETACHED	0	0	OTHER	0	0
N_Index	AVG		TOTAL	627,400	528,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/18/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/27/2008	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/24/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1980	SIZE ADJ	1.010
NET AREA	1,874	DETAIL ADJ	1.000
\$NLA(RCN)	\$307	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	100	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	180		37.84	6,810
+	BAS	L	BASE AREA	1,874	1980	191.59	359,036
C	BMU	N	BSMT UNFINISHED	1,524		34.56	52,664
C	BMF	N	BSMT FINISH	1,524		32.89	50,129
D	EPA	N	ENCLOSED PORCH	560		70.56	39,516
E	AGR	N	ATT GARAGE	797		62.88	50,119
F11	O		FPL 1S 1OP	1		8,673.20	8,673
FIX	O		XTRA FIXTURES	4		2,303.50	9,214

TOTAL RCN	576,161
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	\$443,600