Key: 7727

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,882

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
34 BEVERLY ROAD LLC **C/O BOWDITCH & DEWEY LLP** **101 FEDERAL ST STE 1405** **BOSTON, MA 02110**	**37.4-6-0**	**34 BEVERLY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
34 BEVERLY ROAD LLC	05/14/2012	F	100	26327-35
MARTIN GERARD M &	07/09/1984	QS	625,000	4173-219

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	**100**	**MULTIPLE DWELLING**		**1**	**1 of 2**

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-392	01/11/2023	3	ALT/RENO	82,000	08/28/2023	SL	100	100
02185	04/02/2002	3	ALT/RENO	44,200	11/18/2003	TL	100	100
910336	07/19/1991	10	WOODSTOVE	2,000	03/01/1992	HS	100	100
910182	04/29/1991	3	ALT/RENO	45,000	03/01/1992	HS	100	100
910121	04/09/1991	5	DEMOLITIONS	3,500	03/01/1992	HS	100	100

LAND

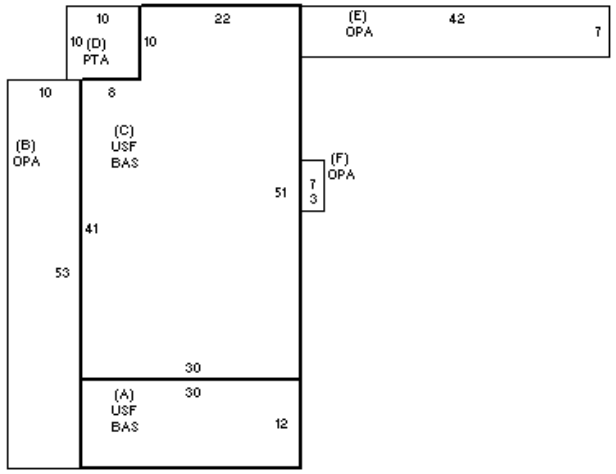
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,492	11 1.00	100 1.00	100 1.00	1,414,200	1.22	A 1.00	BSP 6.00			1,208,820

TOTAL	30,492 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE: 2nd part of building owned by parcel ID 37.4-17

ASSESSED	CURRENT	PREVIOUS
LAND	1,208,800	1,069,800
BUILDING	694,300	585,700
DETACHED	20,400	16,200
OTHER	228,100	152,600
TOTAL	**2,151,600**	**1,824,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	10 0.90	16 X 40		640	26.10	15,000
JAC	A 1.00	10 0.90	7 X 7		1	5,966.70	5,400

PHOTO 09/08/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/21/2023	SL
LIST	8/28/2023	SL
REVIEW	10/11/2023	TL

YEAR BLT	1926	SIZE ADJ	0.990
NET AREA	3,620	DETAIL ADJ	1.000
$NLA(RCN)	$240	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	11	1.00
BEDROOMS	6	1.00
BATHROOMS	4	1.00
FIXTURES	19	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,810	1926	246.18	445,593
+	USF	L	UPPER STORY FIN	1,810	1926	144.51	261,566
+	OPA	N	OPEN PORCH	845		81.80	69,123
D	PTA	N	PATIO	100		20.22	2,022
	CRL	N	BSMT CRAWL	1,450		24.78	35,932
	F21	O	FPL 2S 1OP	1		12,244.20	12,244
	FIX	O	XTRA FIXTURES	14		2,960.02	41,440

TOTAL RCN	867,920

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$694,300

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LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
34 BEVERLY ROAD LLC C/O BOWDITCH & DEWEY LLP 101 FEDERAL ST STE 1405 BOSTON, MA 02110	37.4-6-0	34 BEVERLY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		2	2 of 2

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

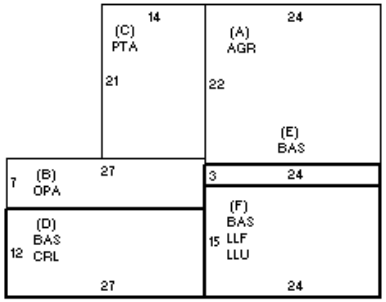
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	228,100	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/21/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/16/2023	SL
LIST	8/23/2023	SL
REVIEW	8/23/2023	SL

YEAR BLT	1925	SIZE ADJ	1.015
NET AREA	1,116	DETAIL ADJ	1.000
$NLA(RCN)	$249	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	6	TILE	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	528		67.12	35,441
B	OPA	N	OPEN PORCH	189		70.98	13,416
C	PTA	N	PATIO	294		14.77	4,342
D	CRL	N	BSMT CRAWL	324		37.21	12,055
+	BAS	L	BASE AREA	756	1925	224.02	169,361
F	LLU	N	LOWER LEVEL UNF	360		44.80	16,127
F	LLF	L	LOWER LEVEL FIN	360	1925	76.24	27,447

TOTAL RCN 278,189

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

EFF.YR/AGE 2001 / 21

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $228,100