

Key: 788

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 788

LEGAL

LAND

DETACHED

BUILDING

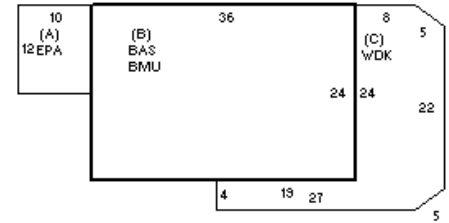
CURRENT OWNER				PARCEL ID				LOCATION			
SHARP CLYDE C & VIRGINIA B TRS SHARP REALTY TRUST 10 AMSTERDAM AVE NORTH QUINCY, MA 02171-2705				4.4-42-0				17 BRADFORD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHARP CLYDE C & VIRGINIA SHARP CLYDE E &				10/23/2006	F XX		1 21453-33 02461-0276				

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	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,000 1	1.00	100	1.00	518,540	3.44	A	1.00	BA+	2.20	369,040

TOTAL	9,017 SF	ZONING	1	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	369,000	326,600			
Infl1	AVG		BUILDING	177,900	157,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	546,900	484,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/8/2021	NMP
MODEL	1		RESIDENTIAL	LIST	1/25/2018	BC
STYLE	1	0.95	RANCH [100%]	REVIEW	12/28/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1975	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
\$NLA(RCN)	\$267	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	EPA	N	ENCLOSED PORCH	120		81.40	9,767
EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	864		36.08	31,172
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	864	1975	196.20	169,519
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	400		21.13	8,453
FLOOR COVER	1	HARDWOOD	1.02	F11	O	FPL 1S 10P		1		7,933.00	7,933
INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES		2		2,106.95	4,214
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	231,059
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	\$177,900