

Key: 7905

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.067

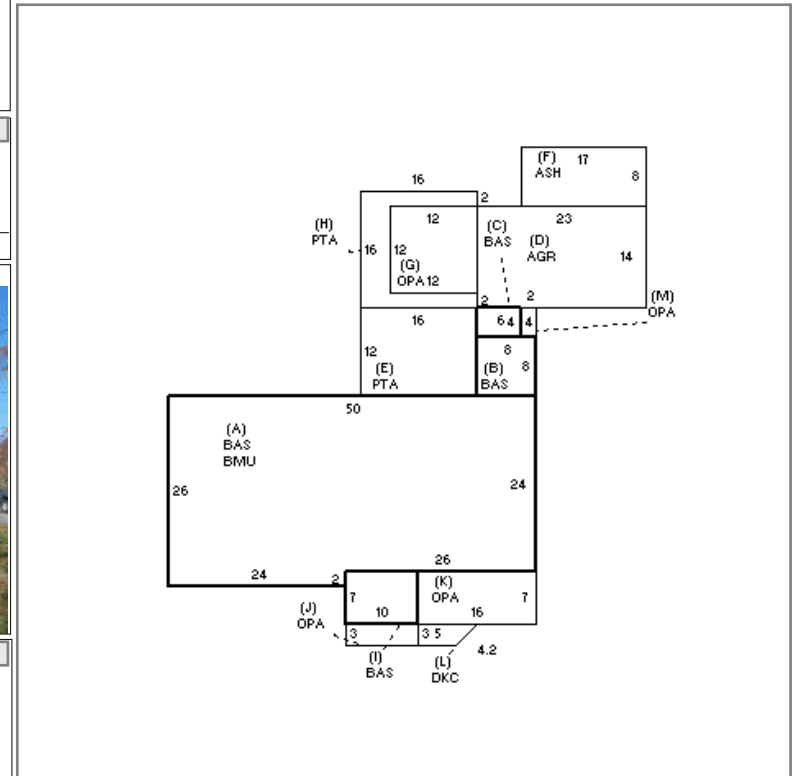
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| CURRENT OWNER   |   |          |      | PARCEL ID  |         |            |              | LOCATION         |     |     |            |           |
|---|---|----------|------|------------|---------|------------|--------------|------------------|-----|-----|------------|-----------|
| GAYNOR EDWARD J<br>15 ENTERPRISE RD<br>POCASSET, MA 02559 |   |          |      | 38.2-34-0  |         |            |              | 15 ENTERPRISE RD |     |     |            |           |
| TRANSFER HISTORY  |   |          |      | DOS        | T       | SALE PRICE | BK-PG (Cert) |                  |     |     |            |           |
| GAYNOR EDWARD J   |   |          |      | 09/30/1999 | QS      | 135,000    | (154952)     |                  |     |     |            |           |
| DAMORE JOSEPH E   |   |          |      | 06/17/1999 | X       |            | (153603)     |                  |     |     |            |           |
| DAMORE JOSEPH E &   |   |          |      |            | XX      |            | 00387-0031   |                  |     |     |            |           |
| CD  | T | AC/SF/UN | Nbhd | Infl1      | N Index | ADJ BASE   | SAF          | Topo             | Lpi | VC  | CREDIT AMT | ADJ VALUE |
| 100   | S | 14,960   | 11   | 1.00       | 100     | 1.00       | 100          | 1.00             |     | R07 | 1.15       | 203,660   |

| 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    | %   |
| B-21-110 | 07/09/2021 | 9             | DECK         | 800    |            |    | 100    | 100 |
| SR-21-11 | 03/18/2021 | 4             | DETACH.STRUC | 300    | 03/23/2021 | TL | 100    | 100 |
| SR-21-10 | 03/18/2021 | 4             | DETACH.STRUC | 700    |            |    | 100    | 100 |
| B-20-208 | 07/27/2020 | 2             | ADDITIONS    | 5,000  | 05/23/2023 | SL | 100    | 100 |
| B-20-148 | 06/08/2020 | 4             | DETACH.STRUC | 800    | 03/23/2021 | TL | 100    | 100 |

| TOTAL   | 14,941 SF | ZONING | 1 | FRNT | 0 | ASSESSED     | CURRENT        | PREVIOUS       |
|---------|-----------|--------|---|------|---|--------------|----------------|----------------|
| Nbhd    | POC       | NOTE   |   |      |   | LAND         | 203,700        | 172,400        |
| Infl1   | AVG       |        |   |      |   | BUILDING     | 364,100        | 302,800        |
| N_Index | AVG       |        |   |      |   | DETACHED     | 0              | 0              |
|         |           |        |   |      |   | OTHER        | 0              | 0              |
|         |           |        |   |      |   | <b>TOTAL</b> | <b>567,800</b> | <b>475,200</b> |

| TY  | QUAL | COND | DIM/NOTE       | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 10 0.90 8 X 12 | 2021 |       | 0.00      |       |
| SHF | A    | 1.00 | 10 0.90 8 X 8  | 2021 |       | 0.00      |       |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/23/2023 | SL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/23/2023 | REF |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 5/23/2023 | SL  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

| YEAR BLT        | 1970  | SIZE ADJ   | 1.015 |
|-----------------|-------|------------|-------|
| NET AREA        | 1,406 | DETAIL ADJ | 1.000 |
| \$NLA(RCN)      | \$275 | OVERALL    | 1.040 |
| CAPACITY        |       | UNITS      | ADJ   |
| STORIES         | 1     | 1.00       |       |
| ROOMS           | 5     | 1.00       |       |
| BEDROOMS        | 3     | 1.00       |       |
| BATHROOMS       | 2     | 1.00       |       |
| FIXTURES        | 11    | 1.00       |       |
| GARAGE CAPACITY | 1     | 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   | BMU | N | BSMT UNFINISHED | 1,248 |      | 33.72     | 42,086  |
| EXT COVER       | 1  | WOOD SHINGLE    | 1.02 | B   | BAS | L | BASE AREA       | 64    | 2020 | 193.65    | 12,394  |
| ROOF SHAPE      | 1  | GABLE           | 1.00 | +   | BAS | L | BASE AREA       | 1,272 | 1970 | 193.65    | 246,329 |
| ROOF COVER      | 1  | ASPH/COMP SHIN  | 1.00 | D   | AGR | N | ATT GARAGE      | 322   |      | 73.68     | 23,725  |
| FLOOR COVER     | 1  | HARDWOOD        | 1.02 | +   | PTA | N | PATIO           | 304   |      | 14.35     | 4,364   |
| INT. FINISH     | 2  | DRYWALL         | 1.00 | F   | ASH | N | ATT SHED        | 136   |      | 24.47     | 3,328   |
| HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | +   | OPA | N | OPEN PORCH      | 294   |      | 62.13     | 18,265  |
| FUEL SOURCE     | 2  | GAS             | 1.00 | I   | BAS | L | BASE AREA       | 70    | 2022 | 193.66    | 13,556  |
| USE             | 0  |                 | 1.00 | L   | DKC | N | DECK-COMPOSITE  | 20    |      | 66.29     | 1,326   |
|                 |    |                 |      | F11 | O   |   | FPL 1S IOP      | 1     |      | 8,463.80  | 8,464   |
|                 |    |                 |      | FIX | O   |   | XTRA FIXTURES   | 6     |      | 2,248.08  | 13,489  |

| TOTAL RCN      | 387,324   |
|----------------|-----------|
| CONDITION ELEM | CD        |
| EXTERIOR       | G         |
| INTERIOR       | G         |
| KITCHEN        | G         |
| BATHS          | G         |
| HEAT           | U         |
| ELECT          | U         |
| EFF.YR/AGE     | 2013 / 9  |
| COND           | 6 6 %     |
| FUNC           | 0         |
| ECON           | 0         |
| DEPR           | 6 % GD 94 |
| RCNLD          | \$364,100 |

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