

Key: 816

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 816

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
ATKINS GERALD P SR TR SAND DOLLAR REALTY TRUST P O BOX 544 SAGAMORE BEACH, MA 02562		4.4-69-0	24 BRADFORD RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
ATKINS GERALD P SR TR BISCOE SHEILA K		11/20/2000	QS XX	285,000	13377-261 03782-0067	

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	%
06084	02/07/2006	1	NEW CONSTRU	200,000	08/03/2006	TL	100	100
05388	06/10/2005	1	NEW CONSTRU	250,000	05/15/2007	TL	100	100
940201	05/12/1994	3	ALT/RENO	150	03/28/1995	JS	100	100

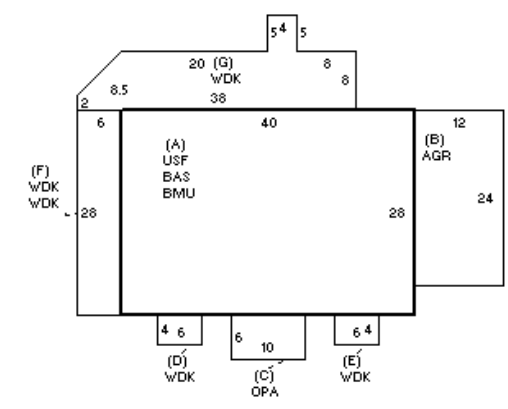
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,500 1	1.00	100	1.00	100	1.00	848,520	3.28	A	1.00	BVG 3.60	606,720

TOTAL	9,496 SF	ZONING	1	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE ACROSS FROM BEACH ENTRANCE SEE PICTURE	LAND	606,700	537,000			
Infl1	AVG		BUILDING	450,600	402,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,057,300</b>	<b>939,900</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2021	NMP
MODEL	1		RESIDENTIAL	LIST	2/14/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/2/2019	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,240	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$214	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03
FIXTURES	11	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	1	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,120		41.17	46,114
A	BAS	L	BASE AREA	1,120	2006	216.75	242,763
A	USF	L	UPPER STORY FIN	1,120	2006	117.39	131,479
B	AGR	N	ATT GARAGE	288		78.81	22,696
C	OPA	N	OPEN PORCH	60		86.53	5,192
+	WDK	N	WOOD DECK	690		24.12	16,641
	FIX	O	XTRA FIXTURES	6		2,404.65	14,428

TOTAL RCN	479,313
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$450,600