**Key: 9498**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,720

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| O'REGAN JAMES &<br>MARY AGNES O'REGAN<br>89 PLYMOUTH ST<br>CARVER, MA 02330-1035 | 43.3-227-0 | 1 CAPE COD LN |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| O'REGAN JAMES & | 04/12/1989 | QS | 126,900 | 6697-24 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

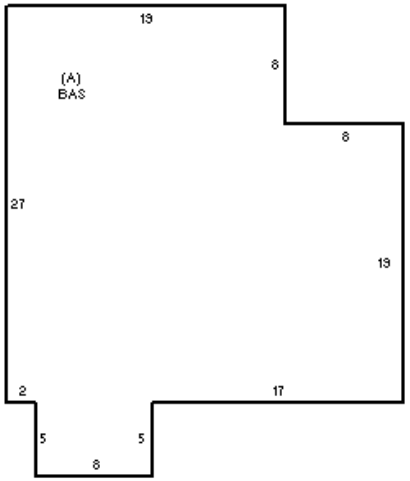
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 2,100 | 11 1.00 | 100 1.00 | 100 1.00 | 707,100 | 11.30 | A 1.00 | BG- 3.00 | | | 385,200 |

| TOTAL | 2,091 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POC | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 385,200 | 340,900 |
| BUILDING | 80,000 | 67,900 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **465,200** | **408,800** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 08/23/2023

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 6 | 0.70 | COTTAGE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 8/23/2023 | SL |
| LIST | 9/11/2023 | SL |
| REVIEW | 9/11/2023 | SL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1910 | SIZE ADJ | 1.020 |
| NET AREA | 705 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $149 | OVERALL | 0.680 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 3 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 8 | 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 | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| INT. FINISH | 3 | WOOD PANEL | 0.98 |
| HEATING/COOLING | 6 | GRAVITY | 0.98 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 705 | 1910 | 143.07 | 100,865 |
| | FIX | O | XTRA FIXTURES | 3 | | 1,477.13 | 4,431 |

| TOTAL RCN | 105,296 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1995 / 27 | | |
|---|---|---|---|
| COND | 24 | 24 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 24 | % GD | 76 |
| RCNLD | | | $80,000 |