

Key: 10078

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.310

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DAVITORIA STANLEY & LUDO GARDINI 195 MOUNTAIN AVE MALDEN, MA 02148				45.0-19-0				10 HARBOR WAY				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DAVITORIA STANLEY & WARDEN ELIZABETH GILLIS				12/28/2021	P	635,000	34788-41	
				DAVITORIA STANLEY & WARDEN ELIZABETH GILLIS				09/13/2005	F	1	20251-125	
				STEVENS CHRISTINA TR OF				11/17/2003	A	135,000	17933-320	

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-23-157	05/01/2023	1	NEW CONSTRUC	300,000	06/27/2023	TL	33	0
H775	12/28/2020	1	NEW CONSTRUC	313,000	10/26/2022	TL	100	100
20325	04/21/2020	1	NEW CONSTRUC	313,000	03/11/2022	RP	100	100
00000		12	CYCLICAL		01/18/2017		100	100


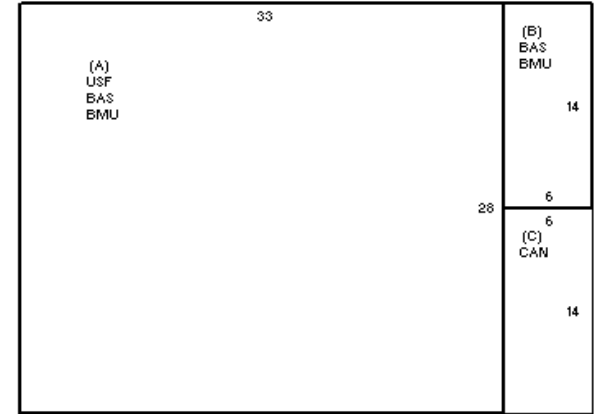
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,625	12	1.00	100	1,209,141	3.58	10	0.90	WNE	5.70	857,530

TOTAL	8,646 SF	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE FY2021 topo=government radar station.	LAND	857,500	758,900			
Infl1	AVG		BUILDING	115,900	0			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	973,400	758,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/27/2023

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2023	TL
MODEL	1		RESIDENTIAL	LIST	6/20/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

UNIT

YEAR BLT	2023	SIZE ADJ	1.010
NET AREA	1,932	DETAIL ADJ	1.000
\$NLA(RCN)	\$182	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER			1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	0		1.00
INT. FINISH	0		1.00
HEATING/COOLING	0		1.00
FUEL SOURCE	0		1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,008		36.83	37,125
+	BAS	L	BASE AREA	1,008	2023	193.89	195,437
A	USF	L	UPPER STORY FIN	924	2023	108.73	100,464
C	CAN	N	CANOPY	84		12.85	1,080
	FIX	O	XTRA FIXTURES	5		2,150.90	10,755
	GFP	O	GAS FIREPLACE	1		6,464.00	6,464

TOTAL RCN	351,324
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2023 / 0
COND	0 0 %
FUNC	67 uc
ECON	0
DEPR	67 % GD 33
RCNLD	\$115,900