Key: 10265

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.501

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TUCCI KAREN M 1 SEA KNOLL CT BOURNE, MA 02532	47.1-123-0	14 KENNEBEC AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TUCCI KAREN M	09/08/2021	F	10	34447-41
TUCCI MARY P TRS	02/01/2021	F	10	33747-137
TUCCI MARY P	02/01/2021	F	10	33747-134

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

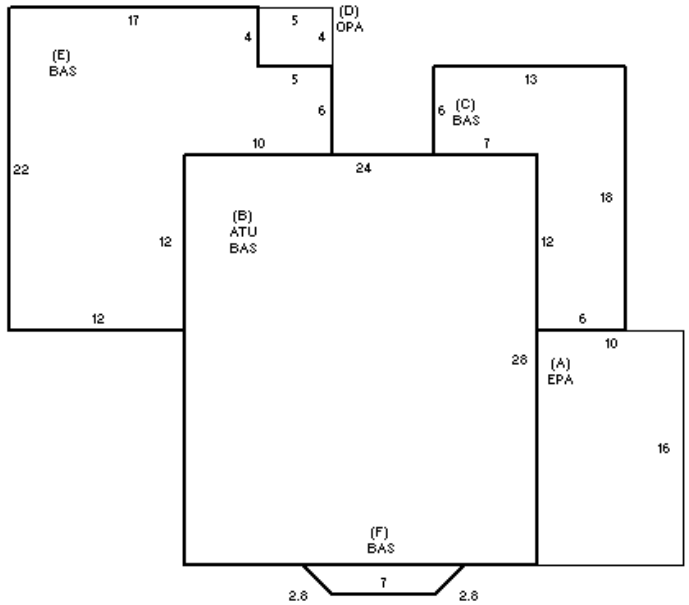
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	11 1.00	100 1.00	100 1.00	518,540	2.18	A 1.00	BA- 2.20			389,760

TOTAL	14,985 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	389,800	470,400
BUILDING	222,500	196,900
DETACHED	15,100	14,300
OTHER	0	0
TOTAL	**627,400**	**681,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	18 X 20		360	40.60	13,200
SHF	A 1.00	10 0.90	11X10 + 4X4		126	16.42	1,900

PHOTO 10/10/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/11/2008	SAL
LIST	10/10/2008	SAL
REVIEW	9/18/2018	TL

YEAR BLT	1921	SIZE ADJ	1.015
NET AREA	1,184	DETAIL ADJ	1.000
$NLA(RCN)	$247	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1.5	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
FOUNDATION	1	PIER	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	160		77.90	12,464
+	BAS	L	BASE AREA	1,184	1921	202.64	239,925
B	ATU	N	ATTIC UNF	672		44.09	29,628
D	OPA	N	OPEN PORCH	20		100.34	2,007
	FIX	O	XTRA FIXTURES	2		2,247.90	4,496
	MST	O	MAS/METAL STACK	1		4,212.90	4,213

TOTAL RCN	292,732

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		$222,500