

Key: 10653

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.912

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
BONASERA JOSEPH & MARLENE TRS JOMAR REALTY TRUST 80 NORTH BORDER RD WINCHESTER, MA 01890		50.0-110-0	8 HERON LN		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BONASERA JOSEPH & MARLENE BLEKICKI ROBERT A &		05/12/2020	QS XX	2,800,000	32899-294 05480-00182

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-21-409	12/30/2021	1 16	NEW CONSTRUC LAND REVIEW	3,000,000	06/29/2023 11/04/2019	TL RP	42 100 55 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	3,181,950	1.00	A	1.00	BSP	13.50		2,921,320
300	A	1,889	15	1.00	100	1.00	100	1.00	220,050	1.00	A	1.00	BSP	13.50		415,670

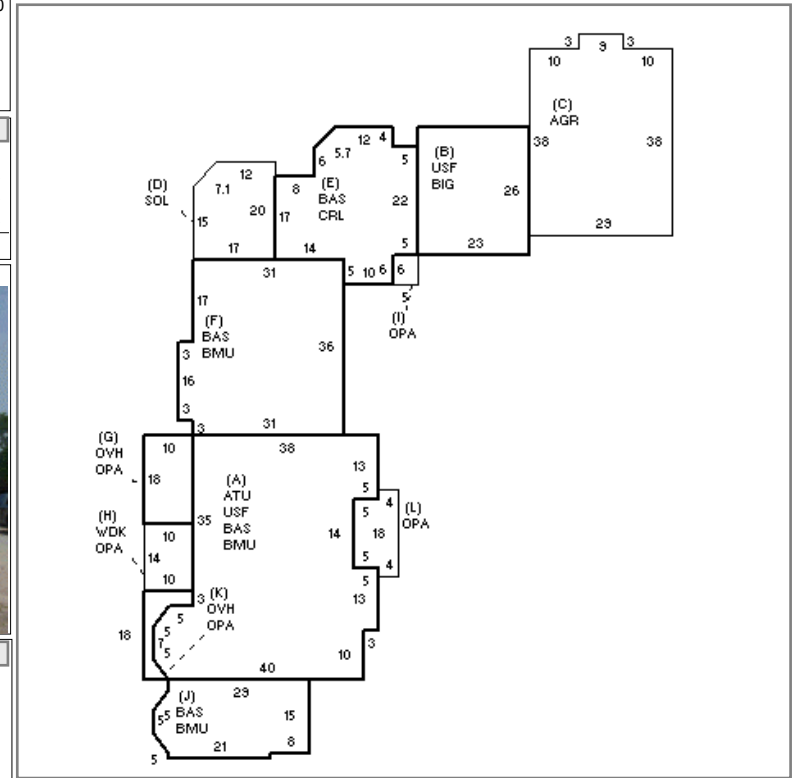
TOTAL	2.807 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	N O T E	11-4-2019 See attached document for buidability letter			LAND	3,337,000	2,952,700
Infl1	AVG		LAND BUILDING	1,769,700	0			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	5,106,700	2,952,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/29/2023

BUILDING	CD	ADJ	DESC	MEASURE	1/26/2023	TL
MODEL	1		RESIDENTIAL	LIST	1/26/2023	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/29/2023	TL
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	2022	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,217,713	
NET AREA	7,033	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	3,555		63.48	225,684			
\$NLA(RCN)	\$458	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	4,275	2022	379.62	1,622,890			
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	2,506	2022	200.02	501,243			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	ATU	N	ATTIC UNF	1,908		92.20	175,911			
				FLOOR COVER	1	HARDWOOD	1.02	B	BIG	N	BUILT-IN GARAGE	598		181.01	108,241			
				INT. FINISH	1	PLASTER	1.00	C	AGR	N	ATT GARAGE	1,129		127.38	143,807			
				HEATING/COOLING	11	HT WATER CL AIR	1.05	D	SOL	N	SOLARIUM	328		199.10	65,303			
				FUEL SOURCE	2	GAS	1.00	E	CRL	N	BSMT CRAWL	720		59.31	42,700			
				USE	0		1.00	+	OPA	N	OPEN PORCH	564		135.87	76,629			
								+	OVH	L	OVERHANG	252	2022	418.09	105,358			
								H	WDK	N	WOOD DECK	140		91.22	12,771			
									F11	O	FPL 1S 1OP	1		18,510.40	18,510			
									F21	O	FPL 2S 1OP	1		20,336.50	20,337			
									FIX	O	XTRA FIXTURES	20		4,916.40	98,328			
																EFF.YR/AGE	2022 / 0	
																COND	0 0 %	
																FUNC	45 uc	
																ECON	0	
																DEPR	45 % GD 55	
																RCNLD	\$1,769,700	