

Key: 1252

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.261

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
GIUSTINA CHRISTOPHER & ALLISON MANNING 85 ALEWIFE RD PLYMOUTH, MA 02360				7.0-63-0				54 NOREAST DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				GIUSTINA CHRISTOPHER & VENEZIA THOMAS L				09/16/2022	QS	750,000	35370-3	
				VENEZIA THOMAS L &				02/10/2004	F	1	18208-180	
								05/21/1999	QS		12285-246	

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 %
EXB-21-178	03/16/2021	15	INSULATE/WEA	3,969			100 100

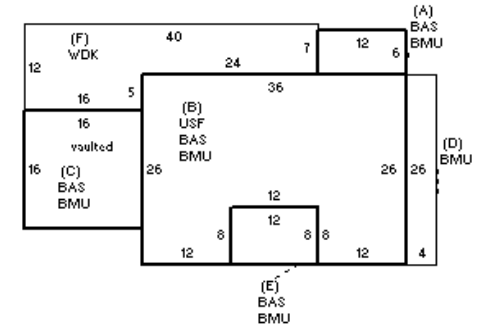
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,848	1	1.00	100	1.00	100	1.00	259,270	2.08	A	1.00	R04	1.10			196,340

TOTAL	15,856 SF	ZONING	1	FRNT	94	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	196,300	173,800			
Infl1	AVG		BUILDING	473,000	436,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>669,300</b>	<b>609,800</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/19/2022
									



BUILDING	CD	ADJ	DESC	MEASURE	9/19/2022	RP
MODEL	1		RESIDENTIAL	LIST	9/19/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/26/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1987	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	492,746	
NET AREA	2,104	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,368		35.73	48,885	CONDITION ELEM	CD	
\$NLA(RCN)	\$234	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,168	1987	210.27	245,596	EXTERIOR	V	
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	840	1987	120.41	101,147	INTERIOR	V	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	BAS	L	BASE AREA	96	1987	210.27	20,186	KITCHEN	V	
				FLOOR COVER	1	HARDWOOD	1.02	F	WDK	N	WOOD DECK	360		23.89	8,602	BATHS	V	
				INT. FINISH	2	DRYWALL	1.00	BGF	N	BSMT GOOD FINIS	500		63.01	31,506	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	BMG	O	BSMT GARAGE	2		7,973.15	15,946	ELECT	A		
				FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1		8,968.70	8,969				
				USE	0		1.00	FIX	O	XTRA FIXTURES	5		2,382.10	11,911				
																	EFF.YR/AGE	2015 / 7
																	COND	4 4 %
																	FUNC	0
																	ECON	0
																	DEPR	4 % GD 96
																	RCNLD	\$473,000