

Key: 1313

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.319

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
CONSONI RICHARD L & CATHLEEN S CONSONI P O BOX 153 SAGAMORE, MA 02561		7.0-124-0	4 BIRDSONG HILL RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		06/20/1990	O	145,000	7199-276

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 %
10662	11/08/2010	3	ALT/RENO	12,843			100 100
469089	07/28/1989	1	NEW CONSTRUC	55,000	01/02/1990	RMD	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	17,858 1	1.00	100	1.00	100	1.00	259,270	1.88	A	1.00	R04 1.10	199,810

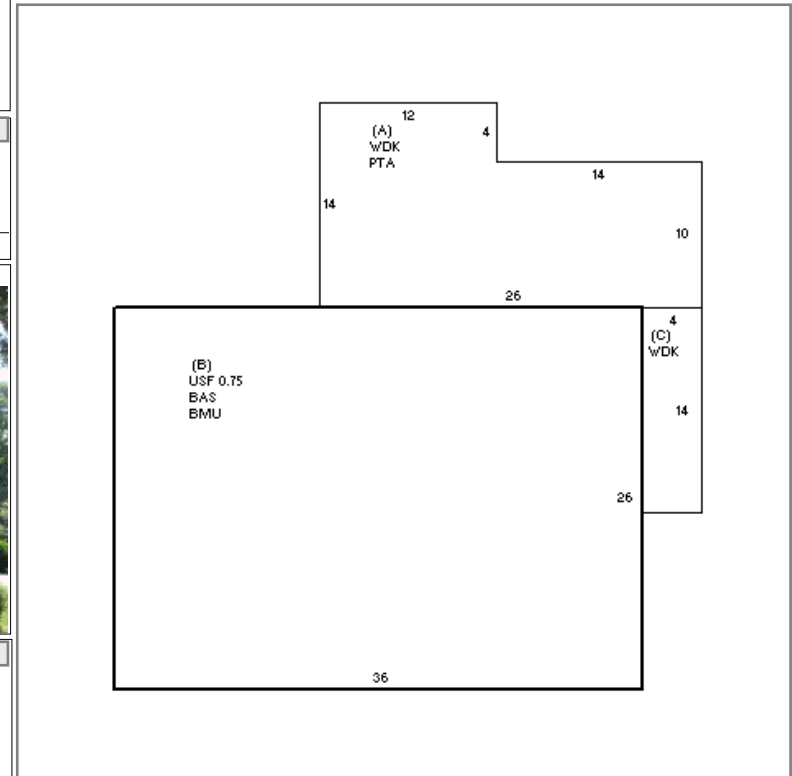
TOTAL	17,860 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	199,800	176,800			
Infl1	AVG		BUILDING	279,300	247,100			
N_Index	AVG		DETACHED	1,400	1,300			
			OTHER	0	0			
			TOTAL	480,500	425,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30	0.70 10 X 12		120	16.42	1,400



BUILDING	CD	ADJ	DESC	MEASURE	7/8/2021	NMP
MODEL	1		RESIDENTIAL	LIST	7/1/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1989	SIZE ADJ	1.010
NET AREA	1,638	DETAIL ADJ	1.000
\$NLA(RCN)	\$216	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	3		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	4	FLR/WALL(FULL)	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	PTA	N	PATIO	308		14.97	4,611
B	BMU	N	BSMT UNFINISHED	936		40.14	37,575
B	BAS	L	BASE AREA	936	1989	218.31	204,341
B	USF	L	UPPER STORY FIN	702	1989	119.70	84,033
+	WDK	N	WOOD DECK	364		23.52	8,560
F21	O		FPL 2S 1OP	1		9,697.80	9,698
FIX	O		XTRA FIXTURES	2		2,344.35	4,689

TOTAL RCN	353,506
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$279,300