**Key: 14451**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.656

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **MEDEIROS JASON**<br>**36 YEARLING RUN RD**<br>**BOURNE, MA 02532** | **9.0-89-0** | **36 YEARLING RUN RD** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MEDEIROS JASON | 11/30/2016 | QS | 390,000 | 30124-327 |
| HOURIHAN KEVIN X & | 02/25/2000 | P | 69,900 | 12847-243 |
| SORENTI LUCILLE M TRUSTEE | | | | 8858-162 |

| 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-23-173 | 07/03/2023 | 3 | ALT/RENO | 2,500 | | | 0 | 0 |
| | | 3 | ALT/RENO | | 06/14/2023 | SL | 100 | 100 |
| EXB-23-248 | 04/28/2023 | 3 | ALT/RENO | 59,185 | 06/14/2023 | SL | 100 | 100 |
| EXB-22-295 | 05/16/2022 | 15 | INSULATE/WEA | 5,467 | | | 100 | 100 |
| | | 3 | ALT/RENO | | 10/14/2020 | TL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | | Infl1 | | N_Index | | ADJ BASE | SAF | Topo | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 40,685 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 188,560 | 0.99 | A | 1.00 | R03 | 0.80 | | | 173,970 |

| TOTAL | 40,685 SF | ZONING | 2 | FRNT | 129 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | BDALE |
| Infl1 | AVG |
| N_Index | AVG |

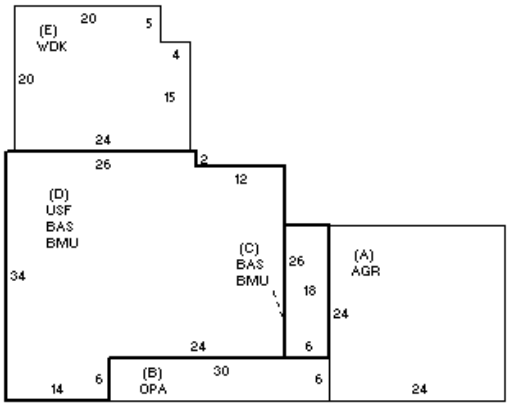
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 174,000 | 154,000 |
| BUILDING | 451,200 | 402,200 |
| DETACHED | 44,500 | 32,400 |
| OTHER | 0 | 0 |
| TOTAL | **669,700** | **588,600** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| IPG | E 1.90 | 10 0.90 | 18 X 43 | 2004 | 774 | 48.88 | 34,100 |
| PTD | E 1.90 | 10 0.90 | 50X50-POOL | 2004 | 1,726 | 6.70 | 10,400 |

PHOTO 06/14/2023




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.00 | COLONIAL [100%] |
| QUALITY | + | 1.05 | AVERAGE + [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | | |
|---|---|---|---|
| MEASURE | 6/14/2023 | SL |
| LIST | 10/4/2016 | EST |
| REVIEW | 6/14/2023 | SL |

| | | | |
|---|---|---|---|
| YEAR BLT | 2000 | SIZE ADJ | 1.005 |
| NET AREA | 2,356 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $231 | OVERALL | 1.050 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 12 | 1.00 |
| GARAGE CAPACITY | 2 | 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 | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | AGR | N | ATT GARAGE | 576 | | 68.48 | 39,445 |
| B | OPA | N | OPEN PORCH | 180 | | 72.42 | 13,036 |
| + | BMU | N | BSMT UNFINISHED | 1,232 | | 35.40 | 43,609 |
| + | BAS | L | BASE AREA | 1,232 | 2000 | 208.29 | 256,609 |
| D | USF | L | UPPER STORY FIN | 1,124 | 2000 | 115.20 | 129,482 |
| E | WDK | N | WOOD DECK | 460 | | 23.67 | 10,887 |
| | BMF | N | BSMT FINISH | 500 | | 48.55 | 24,273 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,760.50 | 9,761 |
| | FIX | O | XTRA FIXTURES | 7 | | 2,359.59 | 16,517 |

| TOTAL RCN | 543,620 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 2002 / 20 |
|---|---|
| COND | 17 17 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 17 % GD 83 |
| RCNLD | $451,200 |