

Key: 15281

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.764

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
XU HUANXIN 18 TIFFANY RD BOURNE, MA 02532				35.1-184-0				18 TIFFANY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
XU HUANXIN				01/11/2017	QS	505,000	30228-42				
MANTON JOHN J &				01/30/2004	O	494,900	18172-92				
BOVA DAVID M TR OF				04/04/2002	G	245,000	15015-164				

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 %
H554	06/12/2020	4	DETACH.STRUC				100 100
19482	05/29/2019	4	DETACH.STRUC	3,500			100 100
17599	08/02/2017	15	INSULATE/WEA	5,433			100 100
04643	08/26/2004	6	FENCE		10/22/2004	TL	100 100
03057	02/04/2003	1	NEW CONSTRUC	250,000	06/09/2004	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	9	1.00	100	1.00	100	1.00	247,485	1.00	A	1.00	R05	1.05		227,210
300	A	0.004	9	1.00	100	1.00	100	1.00	17,115	1.00	A	1.00	R05	1.05		70

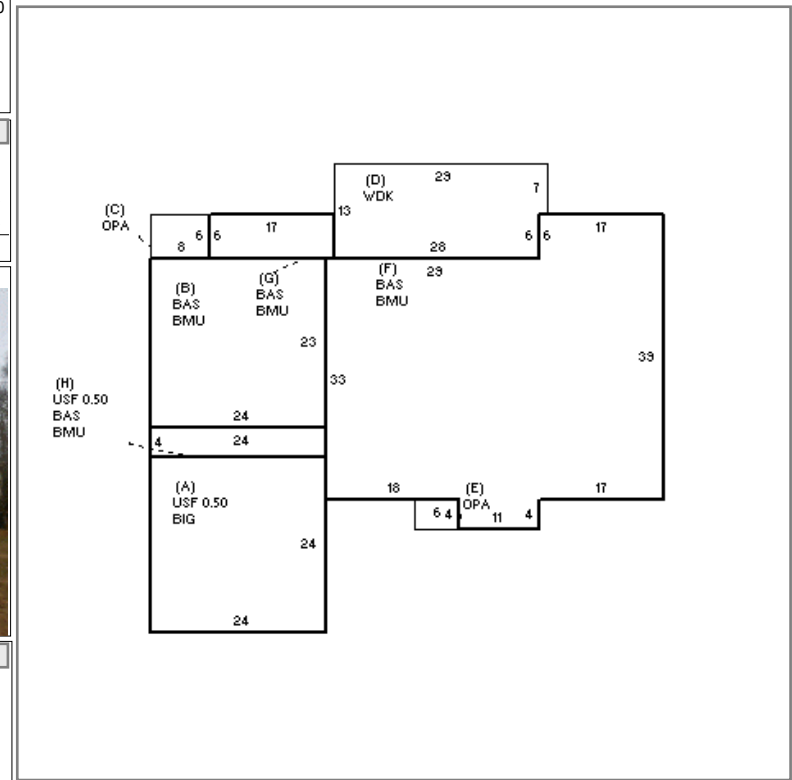
TOTAL	40,162 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	227,300	201,200			
Infl1	AVG		BUILDING	638,300	571,600			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
			<b>TOTAL</b>	<b>867,700</b>	<b>774,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	10 X 12	2019	120	19.71	2,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/16/2018	BC
MODEL	1		RESIDENTIAL	LIST	2/16/2018	BC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/1/2019	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	750,972			
NET AREA	2,750	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	576		97.97	56,429	CONDITION ELEM	CD			
\$NLA(RCN)	\$273	OVERALL	1.190	+ EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	336	2003	137.49	46,195	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	2,414		34.36	82,944	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	2,414	2003	205.47	495,995	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	72		95.76	6,895	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	371		26.69	9,902	HEAT	A			
				HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	11		2,660.98	29,271	ELECT	A			
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		7,996.80	7,997					
				USE	0		1.00		JAC	O	JACUZZI	1		15,343.90	15,344					
																		EFF.YR/AGE	2004 / 18	
																		COND	15 15 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$638,300	