

Key: 15310

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.767

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|--|--|--|--|--|------------|----|------------|-----------|------------|--------------|--|
| MOLINO GAIL F & C/O GOLDEN RYAN PAUL & 3 DAYNA LANE BOURNE, MA 02532 | | | | 14.0-82-0 | | | | 3 DAYNA LN | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | GOLDEN RYAN PAUL & MOLINO GAIL F & ENOS RICHARD JAY ETUX | | | | 04/28/2023 | QS | 940,000 | 35756-179 | |
| | | | | | | 05/17/2018 | QS | 475,000 | 31271-140 | | | |
| | | | | | | 01/29/2013 | QS | 390,000 | 27085-261 | | | |

| 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 | % |
| 18993 | 11/13/2018 | 10 | WOODSTOVE | | | | 100 | 100 |
| 18667 | 08/10/2018 | 8 | POOL | 20,000 | 05/10/2022 | TL | 100 | 100 |
| 17509 | 07/05/2017 | 3 | ALT/RENO | 4,831 | | | 100 | 100 |
| 16083 | 02/04/2016 | 3 | ALT/RENO | 19,000 | 04/04/2017 | TL | 100 | 100 |
| 14356 | 05/15/2014 | 15 | INSULATE/WEA | 1,980 | 08/13/2014 | | 100 | 100 |

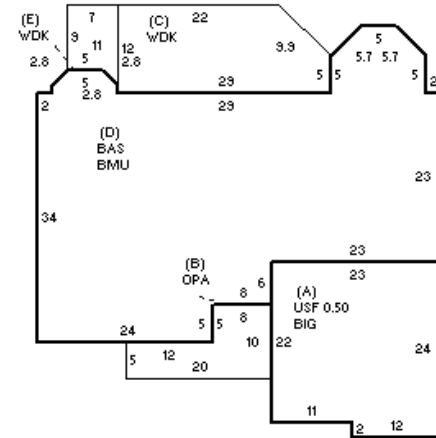
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 40,000 4 | | 1.00 | 100 | 1.00 | 100 | 1.00 | R04 | 1.00 | | 216,390 |
| 300 | A | 1,938 4 | | 1.00 | 100 | 1.00 | 100 | 1.00 | R04 | 1.00 | | 31,590 |

| TOTAL | 2.856 Acres | ZONING | 1 | FRNT | 151 | ASSESSED | CURRENT | PREVIOUS |
|---------|-------------|--------|---|------|-----|--------------|----------------|----------------|
| Nbhd | BBAY | NOTE | | | | LAND | 248,000 | 219,400 |
| Infl1 | AVG | | | | | BUILDING | 536,900 | 457,900 |
| N_Index | AVG | | | | | DETACHED | 20,500 | 19,500 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 805,400 | 696,800 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|------|----------|------|-------|-----------|--------|------------|
| IPG | V | 1.30 | 10 0.90 | 2018 | 672 | 33.92 | 20,500 | 05/11/2023 |
| SHF | A | 1.00 | 10 0.90 | | | 0.00 | | |



| BLDG COMMENTS | | |
|---------------|--|--|
| | | |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/4/2017 | TL |
|----------|----|------|--------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/4/2017 | TL |
| STYLE | 8 | 1.09 | CONTEMPORARY [87%] | REVIEW | 5/10/2022 | TL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2002 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 617,153 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,966 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BIG | N | BUILT-IN GARAGE | 530 | | 98.36 | 52,133 | | |
| \$NLA(RCN) | \$314 | OVERALL | 1.183 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | USF | L | UPPER STORY FIN | 265 | 2002 | 138.05 | 36,582 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 140 | | 86.08 | 12,051 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | WDK | N | WOOD DECK | 389 | | 26.80 | 10,424 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | D | BMU | N | BSMT UNFINISHED | 1,701 | | 37.20 | 63,278 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | D | BAS | L | BASE AREA | 1,701 | 2002 | 222.20 | 377,970 | | |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | BMF | N | BSMT FINISH | 880 | | | 43.55 | 38,320 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | FIX | O | XTRA FIXTURES | 5 | | | 2,671.74 | 13,359 | | |
| | | | | USE | 0 | | 1.00 | GFP | O | GAS FIREPLACE | 1 | | | 8,029.30 | 8,029 | | |
| | | | | | | | | MST | O | MAS/METAL STACK | 1 | | | 5,007.00 | 5,007 | | |

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

| EFF.YR/AGE | 2006 / 16 |
|------------|------------|
| COND | 13 13 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 13 % GD 87 |

| RCNLD | \$536,900 |
|-------|-----------|
|-------|-----------|