

Key: 1588

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.587

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PETRINO LAURA M TRS PETRINO FAMILY REALTY TRUST 92 TALL OAK DR MIDDLEBORO, MA 02346				7.4-35-0				57 SIASCONSET DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PETRINO LAURA M TRS				05/05/2022	F	100	(229858)				
PETRINO ROGER D & LAURA M				02/20/2020	QS	322,000	(221900)				
MONTEIRO JR MICHAEL SCOTT				02/01/2019	QS	328,900	(218528)				

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	%
SR-22-35	08/12/2022	4	DETACH.STRUC	3,500	01/19/2023	TL	100	100
EXB-21-954	12/30/2021	3	ALT/RENO	24,300			100	100
EXB-20-540	12/22/2020	3	ALT/RENO	6,000			100	100
950635	12/12/1995	3	ALT/RENO	3,800	07/22/1996	JS	100	100
950358	07/25/1995	1	NEW CONSTRUC	60,000	07/22/1996	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,540	1	1.00	100	1.00	100	1.00	259,270	2.24	A	1.00	R04	1.10			194,090

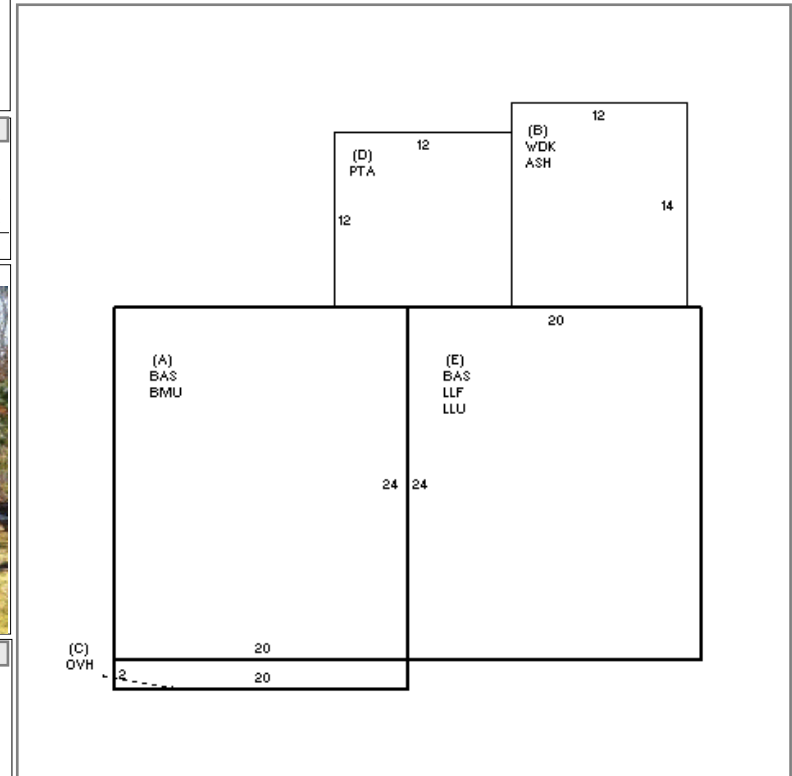
TOTAL	14,549 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	194,100	171,800			
Infl1	AVG		BUILDING	251,400	222,500			
N_Index	AVG		DETACHED	2,100	0			
			OTHER	0	0			
			TOTAL	447,600	394,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	10 X 12	2022	120	19.71	2,100



BUILDING	CD	ADJ	DESC	MEASURE	1/12/2022	NMP
MODEL	1		RESIDENTIAL	LIST	3/19/2020	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	3/19/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	314,273
NET AREA	1,480	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	480		49.55	23,783	CONDITION ELEM	CD
\$NLA(RCN)	\$212	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	960	1995	213.46	204,918	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ATT SHED	168		24.23	4,071	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	168		37.65	6,325	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	C	OVH	L	OVERHANG	40	1995	194.94	7,798	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	144		15.38	2,215	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	E	LLU	N	LOWER LEVEL UNF	480		39.03	18,733	ELECT	A
				FUEL SOURCE	2	GAS	1.00	E	LLF	L	LOWER LEVEL FIN	480	1995	66.42	31,881		
				USE	0		1.00		BMG	O	BSMT GARAGE	1		7,672.60	7,673		
									FIX	O	XTRA FIXTURES	3		2,292.40	6,877		



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$251,400