Key: 16427

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12,114

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PATEL MOHANBHAI S ETUX RUPAL M PATEL 10 JILLIAN DR BOURNE, MA 02532	11.0-191-0	10 JILLIAN DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PATEL MOHANBHAI S ETUX	03/24/2008	F	1	(185517)
PATEL GUNVANTRAI S & TINA	01/08/2004	QS	600,000	(171794)
SIMPSON JOAN T	01/07/2004	F	1	(171793)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

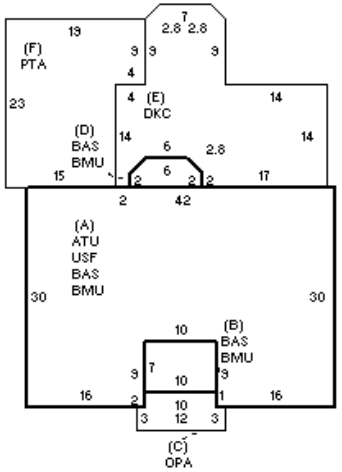
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		01/09/2023	SL	100	100
16121	02/24/2016	14	SOLAR	15,000			100	100
03571	08/25/2003	1	NEW CONSTRUC	170,000	03/26/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	2	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00	R04	0.90			194,750
300	A	0.015	2	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R04	0.90			220

TOTAL	40,628 SF	ZONING	1	FRNT	191
Nbhd	S SAG	NOTE	COMBINED WITH PARCEL 39 FY2002/OUT OF MAP 11 PARCEL 38		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	195,000	172,600
BUILDING	539,200	452,900
DETACHED	0	0
OTHER	0	0
TOTAL	**734,200**	**625,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X10			0.00	

PHOTO 01/09/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/9/2023	SL
LIST	1/9/2023	EST
REVIEW	1/9/2023	SL

YEAR BLT	2003	SIZE ADJ	1.005
NET AREA	2,446	DETAIL ADJ	1.000
$NLA(RCN)	$259	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
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
+	BMU	N	BSMT UNFINISHED	1,276		38.50	49,120
+	BAS	L	BASE AREA	1,276	2003	226.52	289,036
A	USF	L	UPPER STORY FIN	1,170	2003	125.28	146,579
A	ATU	N	ATTIC UNF	1,170		48.12	56,303
C	OPA	N	OPEN PORCH	56		92.35	5,172
E	DKC	N	DECK-COMPOSITE	487		75.66	36,846
F	PTA	N	PATIO	381		16.39	6,243
	BMG	O	BSMT GARAGE	2		8,589.20	17,178
	FIX	O	XTRA FIXTURES	6		2,566.23	15,397
	GFP	O	GAS FIREPLACE	1		7,712.00	7,712
	MST	O	MAS/METAL STACK	1		4,809.10	4,809

TOTAL RCN	634,397

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

EFF.YR/AGE	2004 / 18		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$539,200