

Key: 16435

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.120

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
NASCARELLA BRIAN J 5 JILLIAN DR BOURNE, MA 02532				11.0-176-0				5 JILLIAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NASCARELLA BRIAN J				01/17/2007	QS	549,900	(182135)				
SIMPSON JOAN T TR OF OCEA				09/04/2003	F	195,000	(170436)				
CANAL VIEW ESTATES LLC				11/05/2002	B	800,000	(167197)				

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	R04	0.90		194,750
300	A	0.007	2	1.00	100	1.00	100	1.00	R04	0.90		100

TOTAL	40,295 SF	ZONING	1	FRNT	169	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE OUT OF MAP 11 PARCEL 38	LAND	194,900	172,500			
Infl1	AVG		BUILDING	517,100	448,500			
N_Index	AVG		DETACHED	600	0			
			OTHER	0	0			
			TOTAL	712,600	621,000			

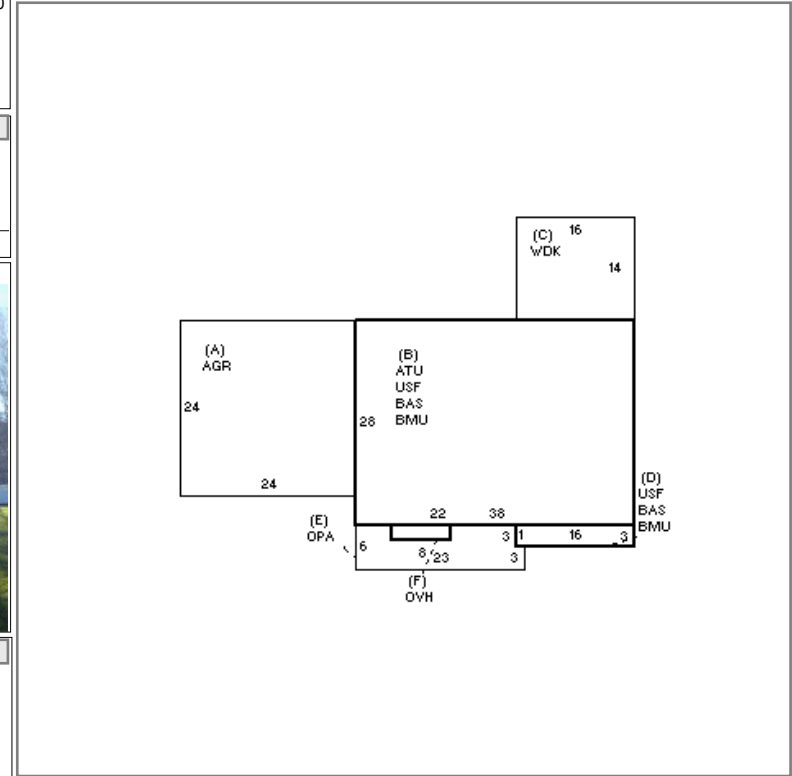
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90 12X12		144	4.70	600
SHF	A	1.00	10 0.90 8X10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	12/30/2022	SL
MODEL	1		RESIDENTIAL	LIST	12/30/2022	SL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	12/30/2022	SL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	608,302
NET AREA	2,240	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	576		72.43	41,717		
\$NLA(RCN)	\$272	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,112		42.73	47,517		
				ROOF SHAPE	2	HIP	1.02	+	BAS	L	BASE AREA	1,112	2003	224.95	250,146		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	1,112	2003	121.83	135,478		
				FLOOR COVER	1	HARDWOOD	1.02	B	ATU	N	ATTIC UNF	1,064		46.80	49,793		
				INT. FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	224		30.35	6,798		
				HEATING/COOLING	1	FORCED AIR	1.00	E	OPA	N	OPEN PORCH	135		80.41	10,855		
				FUEL SOURCE	2	GAS	1.00	F	OVH	L	OVERHANG	16	2003	212.25	3,396		
				USE	0		1.00		BMF	N	BSMT FINISH	733		51.34	37,635		
									FIX	O	XTRA FIXTURES	7		2,495.50	17,469		
									GFP	O	GAS FIREPLACE	1		7,499.70	7,500		

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	%
03570	08/25/2003	3	ALT/RENO		12/30/2022	SL	100	100
		1	NEW CONSTRUC	150,000	04/10/2004	TL	100	100



CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	5	1.00
BEDROOMS	3	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

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	\$517,100	