

Key: 16443

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.128

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TITCOMB IAN J A & JENNIFER C TITCOMB 23 JILLIAN DR BOURNE, MA 02532				11.0-184-0				23 JILLIAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TITCOMB IAN J A & VALE CARLA M & CANNON STEPHANIE E				11/19/2021	QS	635,000	(228309)				
				08/31/2016	QS	450,000	(210557)				
				03/31/2016	F	1	(209112)				

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	%
EXB-22-369	06/17/2022	15	INSULATE/WEA	4,619				
		3	ALT/RENO		04/20/2021	TL	100	100
B-20-389	12/17/2020	2	ADDITIONS	35,000	06/23/2021	TL	100	100
17117	02/15/2017	14	SOLAR	12,000			100	100
12719	10/09/2012	1	NEW CONSTRUC	141,204	09/13/2013	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	2	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00	R04	0.90		194,750
300	A	0.055	2	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R04	0.90		810

TOTAL	42,382 SF	ZONING	1	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	N O T E	OUT OF MAP 11 PARCEL 38			LAND	195,600	138,500
Infl1	AVG		5/10/23 - TOPO removed			BUILDING	533,300	477,000
N_Index	AVG		DETACHED	8,200	7,800	OTHER	0	0
					TOTAL	737,100	623,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	8 X 16	2015	128	16.42	1,900
APO	A	1.00	A 0.75				0.00	
WDK	A	1.00	A 0.75	EST APO WDK		460	18.30	6,300

PHOTO 04/20/2021

BUILDING	CD	ADJ	DESC	MEASURE	3/30/2019	BC
MODEL	1		RESIDENTIAL	LIST	4/20/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/23/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	567,386		
NET AREA	2,000	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	484		90.18	43,649	CONDITION ELEM	CD		
\$NLA(RCN)	\$284	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	ATF	N	ATTIC FINISH	242		71.40	17,280	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.02	+	BMU	N	BSMT UNFINISHED	1,184		41.94	49,660	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,184	2012	220.80	261,432	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	B	USF	L	UPPER STORY FIN	816	2012	123.82	101,039	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	140		45.45	6,363	HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	G	PTA	N	PATIO	144		16.44	2,367	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	H	SOL	N	SOLARIUM	192		110.24	21,166				
				USE	0		1.00		BMF	N	BSMT FINISH	1,000		39.92	39,923				
												FIX	O	XTRA FIXTURES	7	2,449.49	17,146		
												GFP	O	GAS FIREPLACE	1	7,361.40	7,361		
																EFF.YR/AGE	2013 / 9		
																COND	6 6 %		
																FUNC	0		
																ECON	0		
																DEPR	6 % GD 94		
																RCNLD	\$533,300		