

Key: 17483

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.286

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
DIGIANDOMENICO ANTHONY P TR OF BOURNE LAND TRUST 3 MARIAN LN BOURNE, MA 02532		23.4-40-1	7-A BACK RIVER RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
DIGIANDOMENICO ANTHONY P		05/19/2006	F	1	21017-51&53	
DIGIANDOMENICO ANTHONY P		01/10/2002	F	1	14683-220	
DIGIANDOMENICO ANTHONY P		01/29/1999	F		12048-339	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
03149	03/25/2003	1	NEW CONSTRUC	105,000	12/03/2003	TL	100	100
960214	05/21/1996	3	ALT/RENO	25,000	04/25/1997	JS	100	100

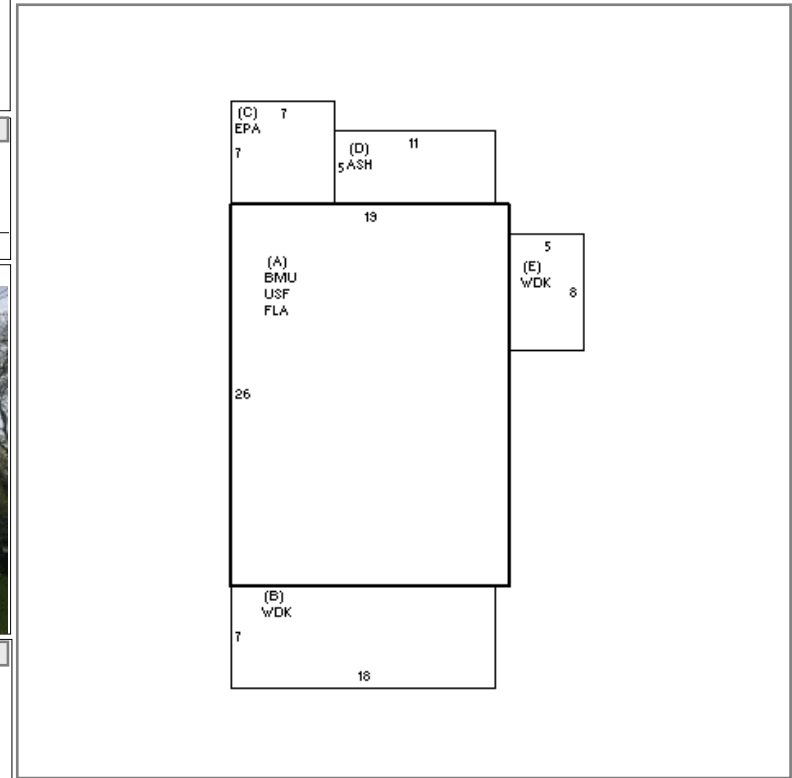
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	2.019 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE Exclusive use (10,324sq ft) Common Area (64,974 sq ft)	LAND	0	0			
Infl1			BUILDING	240,600	212,900			
N_Index			DETACHED	0	0			
			OTHER	0	0			
		TOTAL		240,600	212,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/13/2019	RP
MODEL	10		RES CONDO	LIST	5/13/2019	EST
STYLE	4	1.10	1-FAMILY [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1880	SIZE ADJ	1.000
NET AREA	988	DETAIL ADJ	1.000
\$NLA(RCN)	\$277	OVERALL	1.600
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
HALFBATHS	0	1.00	
FIREPLACES	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX OCCUPANCY	67	BACK RIVER ROAD	1.50	A	FLA	L	LIVING AREA	494	1880	376.32	185,902
FLOOR/LOC	5	YEAR ROUND	1.00	A	USF	L	UPPER STORY FIN	494	1880	139.36	68,843
VIEW INFL	5	MULTI FLOOR	1.00	A	BMU	N	BSMT UNF	494		20.96	10,354
HT/CL	1	AVERAGE	1.00	+	WDK	N	WOODDECK	166		28.80	4,781
WDK/PTA/BALC	1	FORCED AIR	1.00	C	EPA	N	ECLOSED PORCH A	49		55.22	2,706
PARKING	2	PRESENT	1.00	D	ASH	N	ATTACHED SHED	55		15.85	872
NET ADJ(%GOOD)	0	OUTDOOR 2 SPACE	1.00								

TOTAL RCN	273,458
CONDITION ELEM	CD
INTERIOR	G
KITCHEN	G
BATHS	G
EXTERIOR	G
EFF.YR/AGE	1983 / 39
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$240,600