

Key: 1755

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.767

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SILVA SHAWN M & JENNIE ROSE SMITH 103 BOURNE DALE RD BUZZARDS BAY, MA 02532				10.0-139-0				103 BOURNE DALE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SILVA SHAWN M & JENNIE ROSE SMITH				03/31/2021	F	100	33962-230				
SILVA SHAWN M				06/17/2014	QS	257,000	28207-265				
DIFILLIPPO SHEILA TR RYAN				04/23/2010	F		24503-270				


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	%
950014	01/13/1995	1	NEW CONSTRUC	55,000	07/07/1995	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	41,469	3	1.00	100	1.00	100	1.00	188,560	0.97	A	1.00	R03	0.80			174,960

TOTAL	41,469 SF	ZONING	2	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	175,000	154,800			
Infl1	AVG		BUILDING	259,400	229,600			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
			<b>TOTAL</b>	<b>436,500</b>	<b>386,400</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/14/2020
SHF	A	1.00	10 0.90	10 X 14		140	16.42	2,100	



BUILDING	CD	ADJ	DESC	MEASURE	3/18/2014	TL
MODEL	1		RESIDENTIAL	LIST	3/18/2014	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/10/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1995	SIZE ADJ	1.015
NET AREA	1,328	DETAIL ADJ	1.000
\$NLA(RCN)	\$244	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	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	0		1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	816		41.08	33,524
A	USF	L	UPPER STORY FIN	492	1995	123.97	60,992
B	AGR	N	ATT GARAGE	308		78.64	24,220
+	WDK	N	WOOD DECK	180		39.41	7,093
+	BAS	L	BASE AREA	836	1995	223.42	186,779
	FIX	O	XTRA FIXTURES	3		2,399.40	7,198
	MST	O	MAS/METAL STACK	1		4,496.50	4,497

TOTAL RCN	324,303	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1999 / 23	
COND	20 20 %	
FUNC	0	
ECON	0	
DEPR	20 % GD 80	
RCNLD	\$259,400	

