

Key: 2054

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.065

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER                                     |  |  |  | PARCEL ID  |   |            |              | LOCATION            |  |  |  |
|---|--|--|--|------------|---|------------|--------------|---------------------|--|--|--|
| CONSONI DAVID P<br>PO BOX 1<br>SAGAMORE, MA 02561 |  |  |  | 11.4-107-0 |   |            |              | 12 COMMONWEALTH AVE |  |  |  |
| TRANSFER HISTORY                                  |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                     |  |  |  |
| CONSONI DAVID P                                   |  |  |  | 01/06/2015 | F | 1          | 28614-267    |                     |  |  |  |
| CONSONI DAVID P ETUX                              |  |  |  | 06/30/2006 | A | 145,000    | 21151-267    |                     |  |  |  |
| CONSONI OLGA & ALBA TONTI                         |  |  |  | 06/30/2006 | F | 1          | 21151-264    |                     |  |  |  |

| 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    | % |
|        |        |               |      |        |       |    |        |   |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 14,400   | 2    | 1.00  | 100     | 212,130  | 2.26 | A    | 1.00 | R04 | 0.90       | 158,600   |

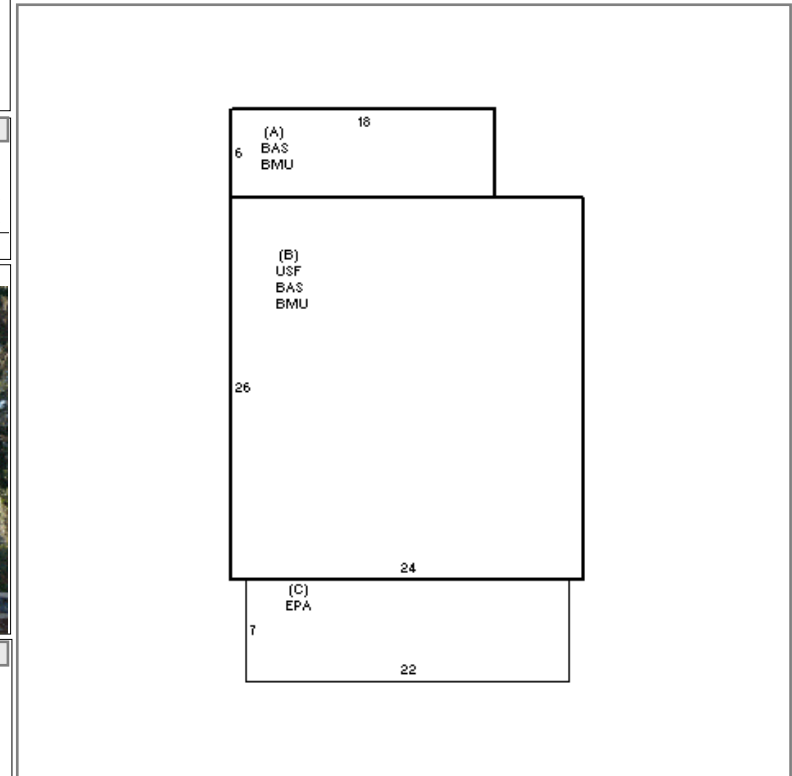
| TOTAL   | 14,418 SF | ZONING | 1        | FRNT    | 120     | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | S SAG     | NOTE   |          |         |         | LAND     | 158,600 | 140,400  |
| Infl1   | AVG       |        | BUILDING | 215,800 | 192,300 |          |         |          |
| N_Index | AVG       |        | DETACHED | 5,000   | 4,900   |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        |          |         |         | TOTAL    | 379,400 | 337,600  |

| TY  | QUAL | COND | DIM/NOTE      | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| DGF | A    | 1.00 | 50 0.50 11X17 |    | 187   | 53.31     | 5,000 |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 12/13/2022 | SL  |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 12/13/2022 | EST |
| STYLE    | 7  | 1.00 | CONVENTIONAL [100%] | REVIEW  | 12/13/2022 | SL  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |            |     |

| YEAR BLT   | 1925  | SIZE ADJ   | 1.015 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 283,931 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,356 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 732   |      | 49.53     | 36,253  |           |         |
| \$NLA(RCN) | \$209 | OVERALL    | 1.060 | EXT COVER       | 4  | VINYL          | 1.00 | + | BAS | L | BASE AREA       | 732   | 1925 | 221.93    | 162,452 |           |         |
|            |       |            |       | ROOF SHAPE      | 2  | HIP            | 1.02 | B | USF | L | UPPER STORY FIN | 624   | 1925 | 116.99    | 73,000  |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | C | EPA | N | ENCLOSED PORCH  | 154   |      | 79.39     | 12,227  |           |         |
|            |       |            |       | FLOOR COVER     | 2  | SOFTWOOD       | 1.02 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | INT. FINISH     | 1  | PLASTER        | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |



| CAPACITY        |   |      | UNITS | ADJ |
|-----------------|---|------|-------|-----|
| STORIES         | 2 | 1.00 |       |     |
| ROOMS           | 7 | 1.00 |       |     |
| BEDROOMS        | 4 | 1.00 |       |     |
| BATHROOMS       | 1 | 1.00 |       |     |
| FIXTURES        | 5 | 1.00 |       |     |
| GARAGE CAPACITY | 1 | 1.00 |       |     |
| % BSMT FINISH   | 0 | 1.00 |       |     |
| # OF HALF BATHS | 0 | 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 | 1995 / 27  |
|------------|------------|
| COND       | 24 24 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 24 % GD 76 |

| RCNLD | \$215,800 |
|-------|-----------|
|-------|-----------|