

Key: 2056

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.067

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
TASSINARI JOHN P TR JOHN P TASSINARI FAMILY TRUST PO BOX 334 SAGAMORE, MA 02561-0334		11.4-110-0	28 COMMONWEALTH AVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TASSINARI JOHN P TR		04/09/1997	XX		10689-346

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	%

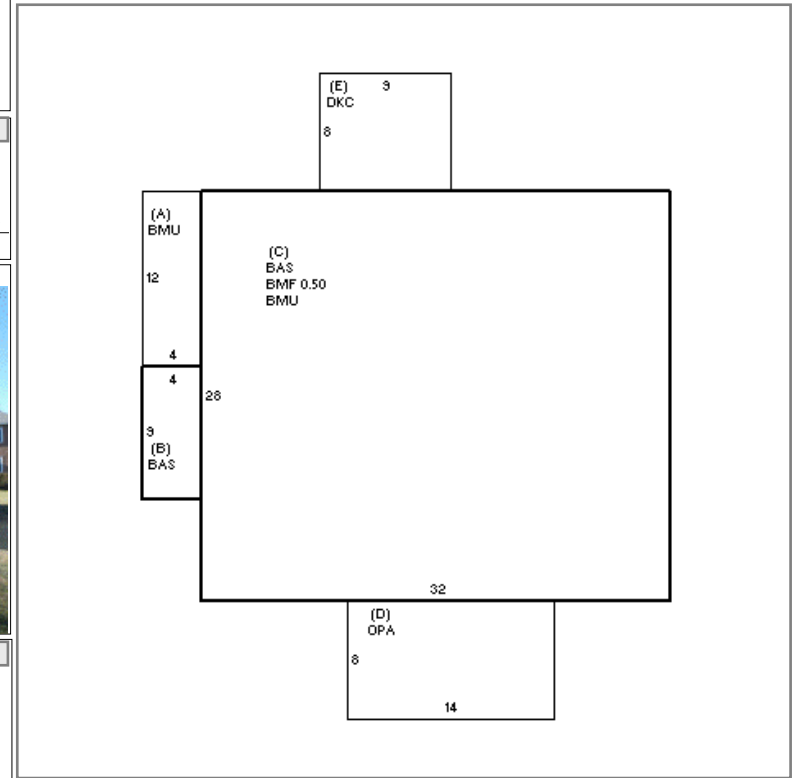
LAND

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	1.00	100	1.00	212,130	2.26	A	1.00	R04	0.90			158,600

TOTAL	14,418 SF	ZONING	1	FRNT	124	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	158,600	140,400			
Infl1	AVG		BUILDING	201,900	177,300			
N_Index	AVG		DETACHED	18,200	19,800			
			OTHER	0	0			
			TOTAL	378,700	337,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	22 X 22	484	38.49	9,300
IPG	A	1.00	50 0.50	16 X 32	512	29.72	7,600
SHF	A	1.00	50 0.50	12X14 ATT DG	168	15.95	1,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2022	SL
MODEL	1		RESIDENTIAL	LIST	12/13/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	12/13/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

UNIT

YEAR BLT	1936	SIZE ADJ	1.020
NET AREA	932	DETAIL ADJ	1.000
\$NLA(RCN)	\$285	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	50	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	944		36.82	34,760
EXT COVER	4	VINYL	1.00	B	BAS	L	BASE AREA	36	1936	200.25	7,209
ROOF SHAPE	2	HIP	1.02	C	BMF	N	BSMT FINISH	448		44.24	19,821
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	896	1936	200.25	179,422
FLOOR COVER	3	W/W CARPET	1.00	D	OPA	N	OPEN PORCH	112		69.29	7,760
INT. FINISH	1	PLASTER	1.00	E	DKC	N	DECK-COMPOSITE	72		63.41	4,565
HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S IOP		1		8,096.60	8,097
FUEL SOURCE	1	OIL	1.00	MST	O	MAS/METAL STACK		1		4,030.10	4,030
USE	0		1.00								

TOTAL RCN	265,665
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	\$201,900