Key: 2308

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,335

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SIDERWICZ JUSTIN C/O MUNAFO LEO DOMINIC 45 SHEARS ST WRENTHAM, MA 02093	12.3-102-0	38 REGENCY DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MUNAFO LEO DOMINIC	04/28/2023	QS	450,000	35757-190
SIDERWICZ JUSTIN	03/15/2017	QS	232,500	30351-170
NORTHBORO REALTY HOLDINGS	01/22/2003	F	100	16274-320

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	%
19200	03/22/2019	15	INSULATE/WEA	2,187			100	100
17220	04/05/2017	3	ALT/RENO	16,000	03/15/2019	TL	100	100

LAND

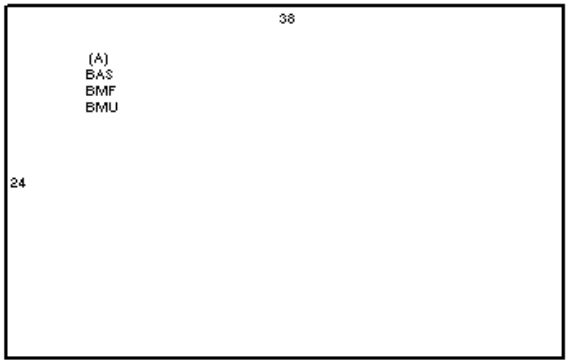
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,275	2 1.00	100 1.00	100 1.00	212,130	2.43	A 1.00	R04 0.90			157,010

TOTAL	13,286 SF	ZONING	1	FRNT	243

Nbhd	S SAG
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	157,000	139,000
BUILDING	240,700	195,400
DETACHED	0	0
OTHER	0	0
TOTAL	**397,700**	**334,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/16/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/17/2018	TL
LIST	1/17/2018	TL
REVIEW	6/1/2023	RP

YEAR BLT	1972	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
$NLA(RCN)	$272	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	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	3	W/W CARPET	1.00
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
A	BMU	N	BSMT UNFINISHED	912		36.82	33,582
A	BMF	N	BSMT FINISH	912		35.05	31,964
A	BAS	L	BASE AREA	912	1972	200.25	182,626

TOTAL RCN	248,173

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2016 / 6		
COND	3	3 %	
FUNC	0		
ECON	0		
DEPR	3	% GD	97
RCNLD			$240,700