

Key: 2311

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.338

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
PRETE FRANK & KATHERINE PRETE 6 SHIPS WAY BOURNBE, MA 02532								12.3-105-0				10 BEN ABBEY RD			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
PRETE FRANK & TAVARES ROBERT P ESTATE O TAVARES ROBERT P								03/23/2022	QS	332,500	34994-93				
								11/18/2021	F		34674-120-22				
								06/24/2005	N		19969-210				

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	%
EXB-22-623	09/21/2022	15	ALT/RENO INSULATE/WEA	3,360	01/09/2023	TL	100	100

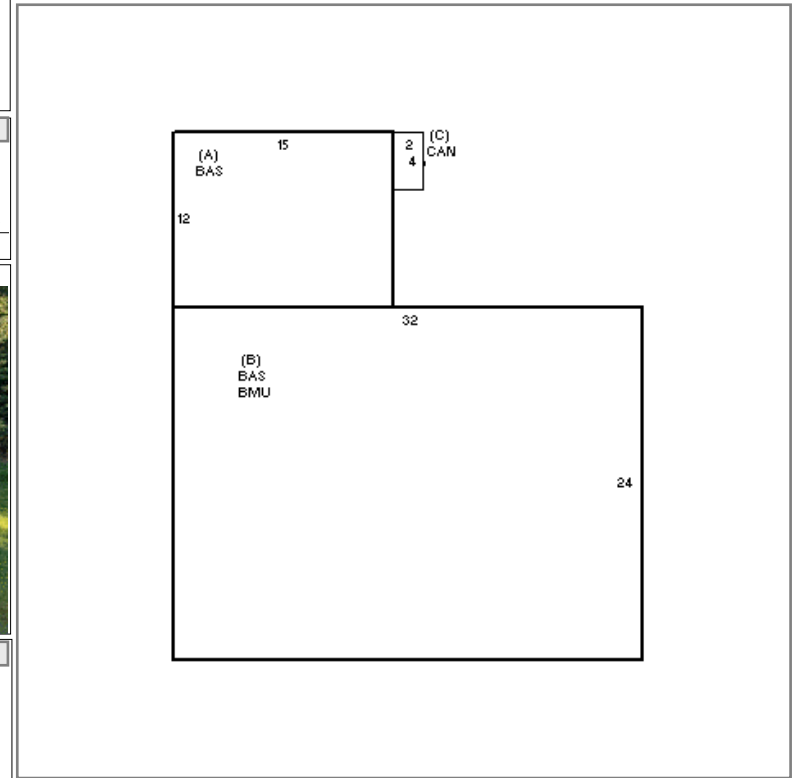
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,468	2	1.00	100	212,130	2.57	A	1.00	R04	0.90	155,870

TOTAL	12,458 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE				LAND	155,900	138,000
Infl1	AVG		LAND BUILDING	171,500	140,700			
N_Index	AVG		DETACHED	18,800	14,000			
			OTHER	0	0			
						TOTAL	346,200	292,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 24 X 24		576	36.34	18,800



BUILDING	CD	ADJ	DESC	MEASURE	1/9/2023	TL
MODEL	1		RESIDENTIAL	LIST	1/9/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1956	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	948	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	948	1956	200.25	189,835
\$NLA(RCN)	\$238	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	768		46.48	35,698
				ROOF SHAPE	1	GABLE	1.00	C	CAN	N	CANOPY	8		15.65	125
				ROOF COVER	1	ASPH/COMP SHIN	1.00								
				FLOOR COVER	13	HARDWOOD-W/W	1.00								
				INT. FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	225,659	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	\$171,500		