

Key: 2321

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.348

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DELUCA CHRISTOPHER J PO BOX 252 SAGAMORE, MA 02561				12.3-116-0				191 CRANBERRY HWY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DELUCA CHRISTOPHER J				06/21/2016	QS	375,000	29741-49				
SMITH ROBERT E JR				12/02/2002	QS	375,000	16009-323				
SINTONI PAUL MICHAEL				01/08/1999	X		11977-279				

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 %
B-23-224	08/03/2023	3	ALT/RENO	30,000			0 0
B-22-327	10/17/2022	3	ALT/RENO	10,000	03/22/2023	TL	100 100
EXB-21-740	10/12/2021	3	ALT/RENO	18,152			100 100
		3	ALT/RENO		08/07/2020	TL	100 100
950106	03/16/1995	2	ADDITIONS	25,000	04/23/1997	JC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	2	1.00	100	188,560	1.00	A	1.00	R02	0.80	173,120
300	A	0.192	2	1.00	100	13,040	1.00	A	1.00	R02	0.80	2,500

TOTAL	1.110 Acres		ZONING	1	FRNT	185	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG		NOTE			LAND	175,600	155,400	
Infl1	AVG			BUILDING	483,800	383,900			
N_Index	AVG			DETACHED	2,100	1,800			
				OTHER	0	0			
				TOTAL	661,500	541,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90		120	19.71	2,100
SHF	A	1.00	50 0.50			0.00	
SHF	A	1.00	50 0.50			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/7/2023	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	9/14/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	562,614
NET AREA	2,555	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	384		90.31	34,680	CONDITION ELEM	CD
\$NLA(RCN)	\$220	OVERALL	1.020	EXT COVER	4	VINYL	1.00	+	BMU	N	BSMT UNFINISHED	1,451		32.59	47,281	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	775	1999	175.30	135,859	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	LLU	N	LOWER LEVEL UNF	336		42.07	14,136	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	C	LLF	L	LOWER LEVEL FIN	336	1956	71.60	24,059	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	222		60.03	13,326	HEAT	A
				HEATING/COOLING	10	HOT/COOL WATER	1.05	+	BAS	L	BASE AREA	1,444	1956	175.30	253,134	ELECT	U
				FUEL SOURCE	1	OIL	1.00	F	EPA	N	ENCLOSED PORCH	140		83.92	11,748		
				USE	0		1.00	G	WDK	N	WOOD DECK	209		26.42	5,521		
								I	PTA	N	PATIO	84		14.84	1,246	EFF.YR/AGE	2005 / 17
								F12	O	FPL 1S 2OP	1		8,588.40	8,588	COND	14 14 %	
								FIX	O	XTRA FIXTURES	6		2,172.27	13,034	FUNC	0	
															ECON	0	
															DEPR	14 % GD 86	
															RCNLD	\$483,800	

