Key: 2903

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,940

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BALDI JOHN P ETUX CAROL A BALDI 7 SETTLERS WAY BOURNE, MA 02532	15.0-113-0	7 SETTLERS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BALDI JOHN P ETUX	04/28/2014	QS	399,900	28111-66
PILGRIM PINES LD LLC	04/28/2014	B	15,469	28111-62
HEBB BRIAN E TR OF	10/23/2001	G	561,533	14354-99

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

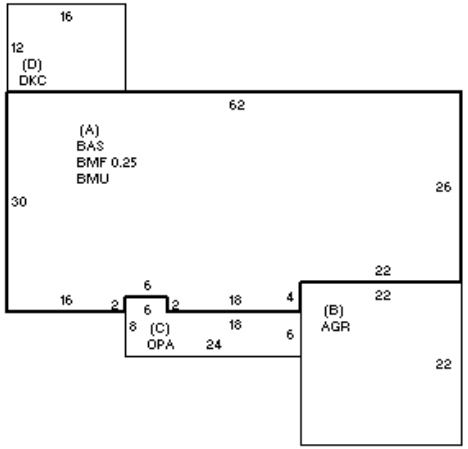
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-151	03/09/2021	15	INSULATE/WEA	3,491			100	100
151101	12/01/2015	3	ALT/RENO	10,800	03/07/2018	BC	100	100
15846	09/22/2015	14	SOLAR	18,000			100	100
14328	05/08/2014	4	DETACH.STRUC	2,826	08/13/2014		100	100
13717	10/17/2013	1	NEW CONSTRUC	134,500	04/16/2014	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	18,001	4 1.00	100 1.00	100 1.00	259,270	1.87	A 1.00	R07 1.10			200,060

TOTAL	18,001 SF	ZONING	1	FRNT	112
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	200,100	193,200
BUILDING	451,500	399,500
DETACHED	0	0
OTHER	0	0
TOTAL	**651,600**	**592,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 10			0.00	

PHOTO 03/07/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/7/2018	BC
LIST	3/7/2018	BC
REVIEW	8/9/2018	DB

YEAR BLT	2013	SIZE ADJ	1.010
NET AREA	1,760	DETAIL ADJ	1.000
$NLA(RCN)	$270	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0.25	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,760		31.45	55,345
A	BMF	N	BSMT FINISH	440		46.46	20,444
A	BAS	L	BASE AREA	1,760	2013	187.83	330,583
B	AGR	N	ATT GARAGE	484		65.55	31,724
C	OPA	N	OPEN PORCH	156		69.31	10,813
D	DKC	N	DECK-COMPOSITE	192		66.58	12,784
	FIX	O	XTRA FIXTURES	3		2,258.50	6,776
	GFP	O	GAS FIREPLACE	1		6,787.20	6,787

TOTAL RCN	475,257

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

EFF.YR/AGE	2014 / 8	
COND	5 5 %	
FUNC	0	
ECON	0	
DEPR	5	% GD 95
RCNLD		$451,500