Key: 2927

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,964

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CONTI VANESSA 12 SETTLERS WAY BOURNE, MA 02532	15.0-137-0	12 SETTLERS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CONTI VANESSA	12/27/2016	W	187,500	30193-120
PILGRIM PINES LD LLC	12/27/2016	F	15,459	30193-118
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	%
16265	04/14/2016	1	NEW CONSTRUC	111,500	11/02/2016	TL	100	100
0000	05/06/2015	11	SPLITS/SUBS		05/06/2015		100	100

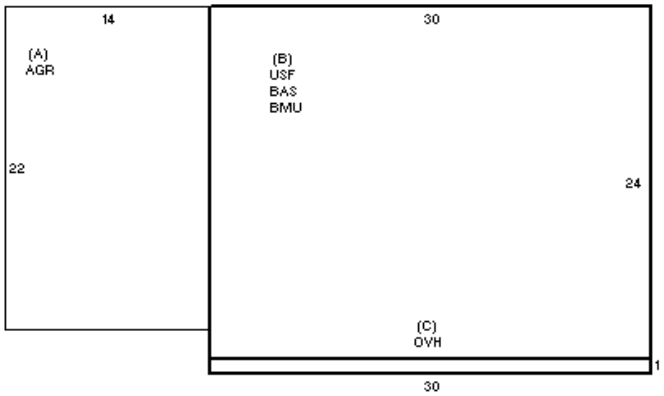
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,404	4 1.00	100 1.00	100 1.00	259,270	1.68	A 1.00	R07 1.10			204,210

TOTAL	20,404 SF	ZONING	1	FRNT	100
Nbhd	BBAY	NOTE	affordable		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	116,390	112,400
BUILDING	181,430	162,220
DETACHED	0	0
OTHER	0	0
TOTAL	**297,820**	**274,620**

* -- Value totals adjusted by value credit.



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/22/2016

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/21/2016	BC
LIST	9/21/2016	EST
REVIEW	12/23/2016	TL

YEAR BLT	2016	SIZE ADJ	1.015
NET AREA	1,470	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	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	AGR	N	ATT GARAGE	308		78.10	24,056
B	BMU	N	BSMT UNFINISHED	720		51.51	37,087
B	BAS	L	BASE AREA	720	2016	230.83	166,195
B	USF	L	UPPER STORY FIN	720	2016	121.68	87,607
C	OVH	L	OVERHANG	30	2016	202.66	6,080
	FIX	O	XTRA FIXTURES	3		2,383.17	7,150

TOTAL RCN	328,174

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

EFF.YR/AGE	2016 / 6	
COND	3 3 %	
FUNC	0	
ECON	0	
DEPR	3	% GD 97
RCNLD		$318,300