

Key: 2933

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.970

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|---------|------------|--------------|---------------|------|-----|------------|-----------|
| REILLY CHRISTINE 45 DESERET DR BOURNE, MA 02532 | | | | 15.0-143-0 | | | | 45 DESERET DR | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| REILLY CHRISTINE | | | | 06/10/2011 | QS | 395,000 | 25501-311 | | | | | |
| CHAMPAGNE LISA A | | | | 07/26/2005 | QS | 469,900 | 20088-196 | | | | | |
| PILGRIM PINES L D LLC | | | | 07/26/2005 | X | 15,459 | 20088-193 | | | | | |
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 20,025 4 | 1.00 | 100 | 1.00 | 259,270 | 1.71 | A | 1.00 | R07 | 1.10 | 203,560 |

| TOTAL | 20,038 SF | ZONING | 1 | FRNT | 97 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | BBAY | NOTE | LAND | 203,600 | 196,500 | | | |
| Infl1 | AVG | | BUILDING | 417,200 | 391,300 | | | |
| N_Index | AVG | | DETACHED | 1,800 | 1,700 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 622,600 | 589,500 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|------|-------|-----------|-------|
| SHF | G | 1.20 10 0.90 | 10 X 10 | 2007 | 100 | 20.28 | 1,800 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 7/12/2022 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/12/2022 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 7/12/2022 | SL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2004 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | |
|-----------------|-------|------------|-----------------|------------|----------------|----------------|-------|------|---------------|-----------------|-----------------|-----------|--------|-----------|--------|---------|
| NET AREA | 2,088 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | AGR | N | ATT GARAGE | 528 | | 68.48 | 36,158 | |
| \$NLA(RCN) | \$232 | OVERALL | 1.050 | EXT COVER | 4 | VINYL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,272 | | 35.40 | 45,025 | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,272 | 2004 | 208.29 | 264,940 |
| STORIES | 2 | 1.00 | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | USF | L | UPPER STORY FIN | 816 | 2004 | 119.28 | 97,331 | | |
| ROOMS | 6 | 1.00 | FLOOR COVER | 1 | HARDWOOD | 1.02 | D | WDK | N | WOOD DECK | 168 | | 38.75 | 6,511 | | |
| BEDROOMS | 3 | 1.00 | INT. FINISH | 2 | DRYWALL | 1.00 | F | OPA | N | OPEN PORCH | 192 | | 72.42 | 13,904 | | |
| BATHROOMS | 2 | 1.00 | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | FIX | O | XTRA FIXTURES | 6 | 2,359.70 | | 14,158 | | | |
| FIXTURES | 11 | 1.00 | FUEL SOURCE | 2 | GAS | 1.00 | GFP | O | GAS FIREPLACE | 1 | 7,091.30 | | 7,091 | | | |
| GARAGE CAPACITY | 2 | 1.00 | USE | 0 | | 1.00 | | | | | | | | | | |
| % BSMT FINISH | 0 | 1.00 | | | | | | | | | | | | | | |
| # OF HALF BATHS | 1 | 1.00 | | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | | |

| TOTAL RCN | 485,119 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2005 / 17 |
| COND | 14 14 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 14 % GD 86 |
| RCNLD | \$417,200 |

