

Key: 2938

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.975

LEGAL

LAND

DETACHED

BUILDING

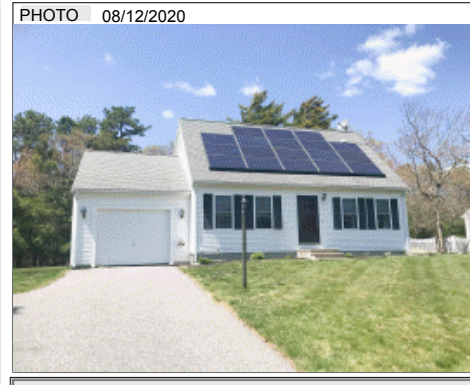
| CURRENT OWNER | | | | | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|--|--|--|--|------------|---|------------|--------------|---------------|--|--|--|
| MASON CORY 55 DESERET DR BOURNE, MA 02532 | | | | | | | | 15.0-148-0 | | | | 55 DESERET DR | | | |
| TRANSFER HISTORY | | | | | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MASON CORY | | | | | | | | 07/30/2020 | W | 248,146 | 33117-308 | | | | |
| SILVA CLIFF ETUX | | | | | | | | 05/28/2010 | W | 186,000 | 24586-174 | | | | |
| ALLEN JAMIE R & | | | | | | | | 11/05/2004 | N | 160,500 | 19215-33 | | | | |

| 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 | % |
| 14475 | 06/17/2014 | 14 | SOLAR | 4,000 | | | 100 | 100 |
| 03863 | 11/24/2003 | 1 | NEW CONSTRUC | 70,000 | 10/20/2004 | TL | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 20,000 4 | 1.00 | 100 | 1.00 | 259,270 | 1.71 | A | 1.00 | R07 | 1.10 | 203,510 |

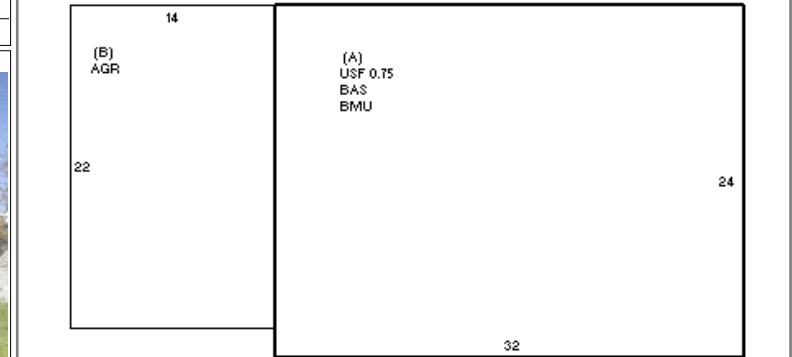
| TOTAL | 20,000 SF | ZONING | 1 | FRNT | 103 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | BBAY | NOTE | LAND | 132,270 | 133,620 | | | |
| Infl1 | AVG | | BUILDING | 162,760 | 161,980 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 295,030 | 295,600 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS

* -- Value totals adjusted by value credit.



| BUILDING | CD | ADJ | DESC | MEASURE | 7/16/2018 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/16/2018 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2003 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,344 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 768 | | 50.93 | 39,112 |
| \$NLA(RCN) | \$233 | OVERALL | 1.090 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 768 | 2003 | 228.21 | 175,266 |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 576 | 2003 | 121.74 | 70,119 |
| STORIES | 1.75 | 1.00 | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | AGR | N | ATT GARAGE | 308 | | 77.22 | 23,783 |
| ROOMS | 6 | 1.00 | | FLOOR COVER | 1 | HARDWOOD | 1.02 | | FIX | O | XTRA FIXTURES | 2 | | 2,355.95 | 4,712 |
| BEDROOMS | 3 | 1.00 | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| BATHROOMS | 1 | 1.00 | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | |
| FIXTURES | 7 | 1.00 | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| GARAGE CAPACITY | 1 | 1.00 | | USE | 0 | | 1.00 | | | | | | | | |
| % BSMT FINISH | 0 | 1.00 | | | | | | | | | | | | | |
| # OF HALF BATHS | 1 | 1.00 | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | |

| TOTAL RCN | 312,992 |
|----------------|--------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2004 / 18 |
| COND | 15 15 % |
| FUNC | 0 |
| ECON | 5 affordable |
| DEPR | 20 % GD 80 |
| RCNLD | \$250,400 |