

Key: 2953

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.990

LEGAL

LAND

DETACHED

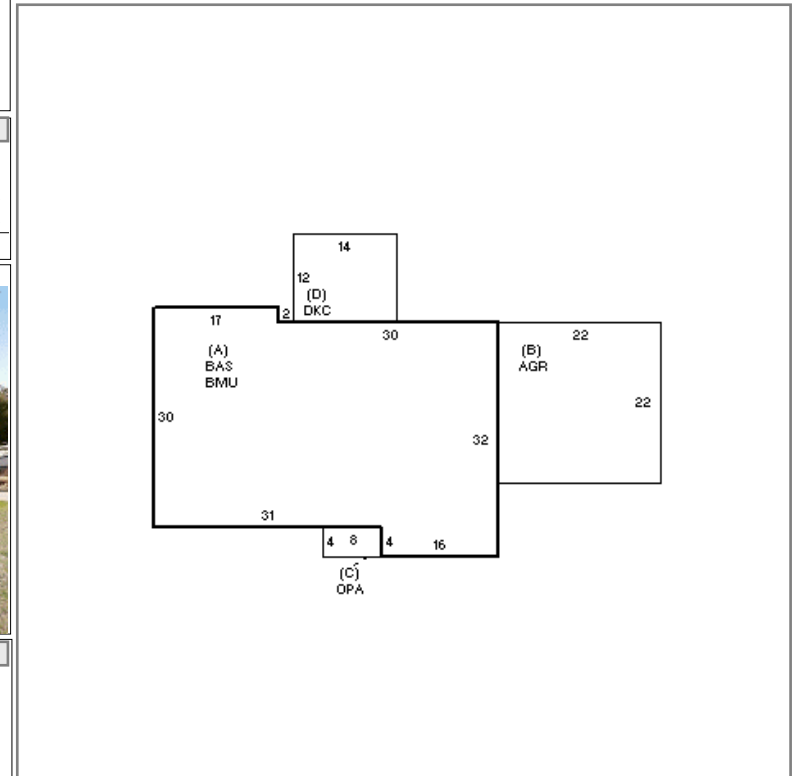
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
ARANA LUIS DIEGO & LUIS ARNULFO ARANA				15.0-163-0				56 DESERET DR				
56 DESERET DR BOURNE, MA 02532				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ARANA LUIS DIEGO & OLEWILER SHAWN D				06/09/2022	QS	600,000	35177-20	
								06/27/2016	QS	359,900	29755-98	
				DIETL JOHN V ETUX				08/06/2013	QS	325,000	27600-336	
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,000 4	1.00	100	1.00	259,270	1.87	A	1.00	R07	1.10	200,060

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-23-738	11/01/2023	14	SOLAR	9,790			100 100
		3	ALT/RENO		02/22/2023	TL	100 100
EXB-22-803	11/30/2022	3	ALT/RENO	3,800			100 100
14326	05/07/2014	3	ALT/RENO	9,714	08/13/2014		100 100
04007	01/08/2004	1	NEW CONSTRUC	100,000	06/22/2004	TL	100 100

TOTAL	18,000 SF	ZONING	1	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	200,100	193,200
Infl1	AVG		BUILDING	358,700	311,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	558,800	504,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/12/2020	TL
MODEL	1		RESIDENTIAL	LIST	8/12/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2004	SIZE ADJ	1.015
NET AREA	1,414	DETAIL ADJ	1.000
\$NLA(RCN)	\$295	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	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	1,414		34.05	48,142
A	BAS	L	BASE AREA	1,414	2004	195.52	276,460
B	AGR	N	ATT GARAGE	484		65.87	31,881
C	OPA	N	OPEN PORCH	32		86.83	2,778
D	DKC	N	DECK-COMPOSITE	168		66.92	11,243
	BMF	N	BSMT FINISH	707		46.70	33,014
	FIX	O	XTRA FIXTURES	3		2,269.70	6,809
	GFP	O	GAS FIREPLACE	1		6,820.80	6,821

TOTAL RCN	417,147
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	\$358,700