

Key: 2993

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.030

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CURRENT OWNER				PARCEL ID				LOCATION			
FRUCI JOHN J & MAUREEN F FRUCI 1 BREAKERS DR BOURNE, MA 02532-5677				15.0-203-0				1 BREAKERS DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRUCI JOHN J & NIGHTINGALE LIMITED DIV C NEWTOWN HOLDINGS CORP				05/19/2000	QS	187,400	13020-275				
				05/19/2000	B	40,000	13020-273				
				12/30/1994	XX		9506-34				

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 %
E-22-629	09/29/2022	3	ALT/RENO	20,000	07/12/2023	SL	67 67
B-22-197	07/27/2022	3	ALT/RENO	250,000	07/12/2023	SL	67 67
B-21-96	03/09/2021	4	DETACH.STRUC	18,000	06/14/2022	SL	100 100
		13	OTHER		04/27/2017	TL	100 100
05341	05/20/2005	2	ADDITIONS		02/27/2007	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,649 4	1.00	100	1.00	100	1.00	A	1.00	R07	1.10	206,350

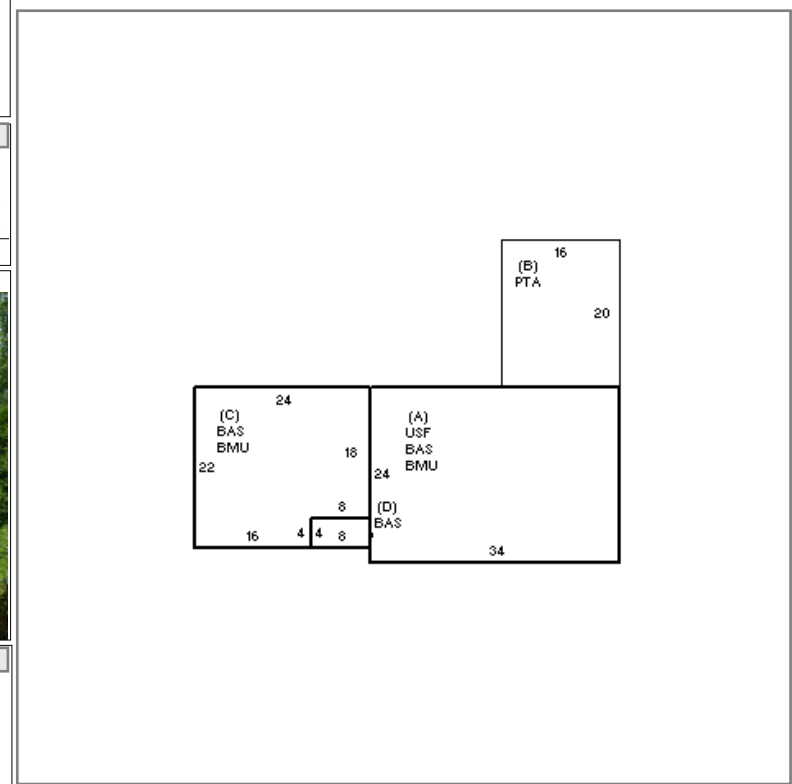
TOTAL	21,606 SF	ZONING	1	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE 110' frontage on High Ridge Dr	LAND	206,400	199,200			
Infl1	AVG		BUILDING	334,700	297,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		541,100	496,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	10X8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/29/2022	TL
MODEL	1		RESIDENTIAL	LIST	5/1/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/12/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,160	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,312		35.40	46,441
\$NLA(RCN)	\$204	OVERALL	1.050	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	816	2000	208.29	169,961
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	816	2000	119.28	97,331
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	PTA	N	PATIO	320		15.07	4,821
				FLOOR COVER	1	HARDWOOD	1.02	C	BAS	L	BASE AREA	496	2005	208.29	103,310
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	32	2022	208.27	6,665
				HEATING/COOLING	9	WARM-COOL AIR	1.03	FIX	O	XTRA FIXTURES	2		2,359.50	4,719	
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1		7,091.30	7,091	
				USE	0		1.00								



CAPACITY			UNITS	ADJ
STORIES	2	1.00		
ROOMS	7	1.00		
BEDROOMS	3	1.00		
BATHROOMS	1	1.00		
FIXTURES	7	1.00		
GARAGE CAPACITY	1	1.00		
% BSMT FINISH	0	1.00		
# OF HALF BATHS	1	1.00		
# OF UNITS	1	1.00		

TOTAL RCN	440,340
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0 uc
ECON	0
DEPR	24 % GD 76
RCNLD	\$334,700