

Key: 2999

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.036

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VELLA ROBERT J & DONNA M VELLA 2 BREAKERS DR BOURNE, MA 02532				15.0-209-0				2 BREAKERS DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VELLA ROBERT J & VELLA ROBERT J				04/27/2020	F	100	32857-151				
NIGHTINGALE LIMITED DIV C				07/28/2000	P	215,310	13152-215				
				07/28/2000	B	40,000	()				

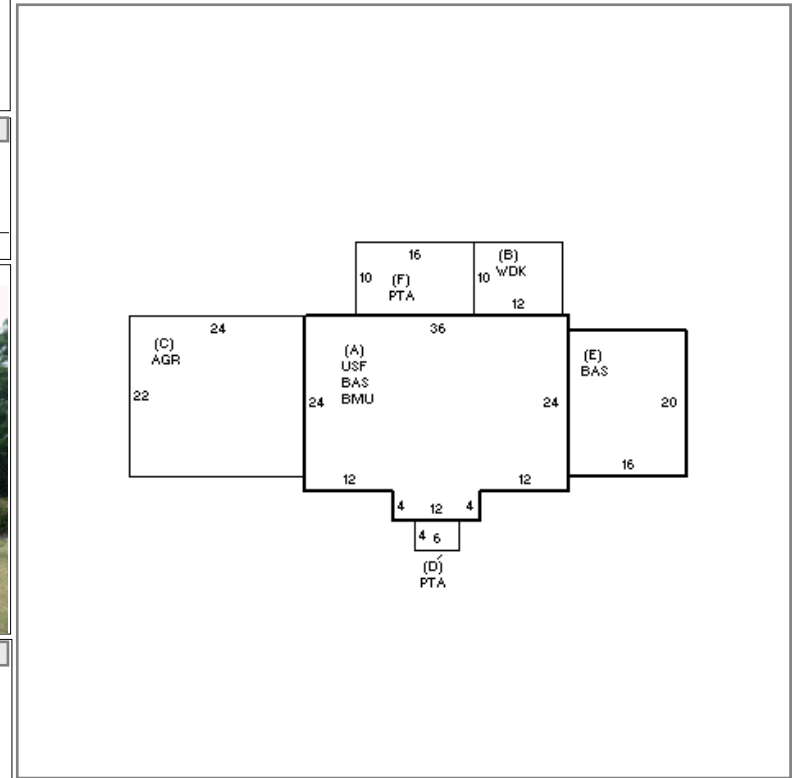
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
04512	07/07/2004	3	ALT/RENO		07/18/2022	SL	100 100
01270	05/17/2001	2	ADDITIONS	27,500	09/27/2006	DB	100 100
200225	04/14/2000	4	DETACH.STRUC		10/10/2001	TL	100 100
		1	NEW CONSTRUCT	130,000	11/20/2000	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,627	4	1.00	100	1.00	100	1.00	259,270	1.67	A	1.00	R07	1.10			204,590

TOTAL	20,604 SF	ZONING	1	FRNT	280	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE 98' Frontage on High Ridge Dr	LAND	204,600	197,500			
Infl1	AVG		BUILDING	393,300	352,100			
N_Index	AVG		DETACHED	500	500			
			OTHER	0	0			
			TOTAL	598,400	550,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/18/2022
PTD	A	1.00	A 0.75 12X12		144	4.70	500		

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/18/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/18/2022	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	TOTAL RCN	452,119
NET AREA	2,144	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	912		39.25	35,795	CONDITION ELEM	CD
\$NLA(RCN)	\$211	OVERALL	1.020	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	912	2000	202.33	184,529	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	912	2000	115.87	105,673	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	120		42.53	5,104	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	C	AGR	N	ATT GARAGE	528		66.52	35,125	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	+	PTA	N	PATIO	184		15.19	2,795	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00	E	BAS	L	BASE AREA	320	2004	202.33	64,747	ELECT	A
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	5		2,292.20	11,461			
				USE	0		1.00	GFP	O	GAS FIREPLACE	1		6,888.70	6,889			

EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$393,300