

Key: 301

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 298

LEGAL

LAND

DETACHED

BUILDING

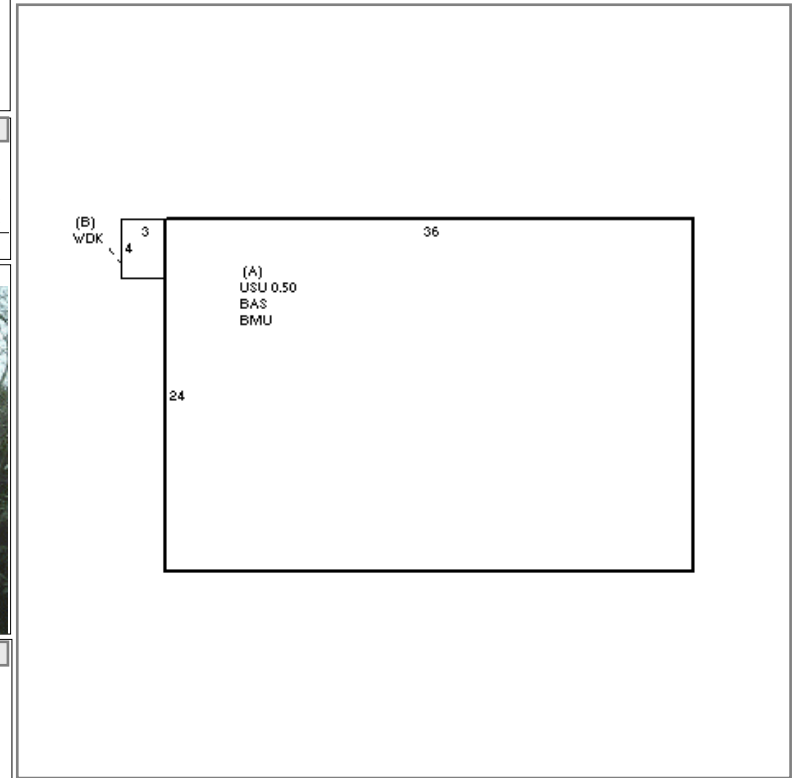
CURRENT OWNER				PARCEL ID				LOCATION			
FALERO PETER & MARJORIE L FALERO 1 LADY ALLISON WAY BUZZARDS BAY, MA 02532-2360				3.0-176-0				1 LADY ALLISON WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FALERO PETER &				10/23/1992	QS	97,390	08267-00041				

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	%
920480	09/08/1992	12	CYCLICAL NEW CONSTRUC	24,500	01/09/2018 01/19/1993	TL JS	100 100	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,157	3	1.00	100	1.00	100	1.00	212,130	1.57	A	1.00	R05	0.90			169,560

TOTAL	22,172 SF	ZONING	2	FRNT	116	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE Also frontage on Lord Hayford	LAND	169,600	166,700			
Infl1	AVG		BUILDING	192,000	170,000			
N_Index	AVG		DETACHED	1,100	1,000			
			OTHER	0	0			
			TOTAL	362,700	337,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 11X12		132	16.42	1,100



BUILDING	CD	ADJ	DESC	MEASURE	4/9/2019	RP
MODEL	1		RESIDENTIAL	LIST	4/9/2019	RP
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1992	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
\$NLA(RCN)	\$296	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS	4	1.00	1.00
BEDROOMS	2	1.00	1.00
BATHROOMS	2	1.00	1.00
FIXTURES	8	1.00	1.00
GARAGE CAPACITY	0	1.00	1.00
% BSMT FINISH	0	1.00	1.00
# OF HALF BATHS	0	1.00	1.00
# OF UNITS	1	1.00	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		40.54	35,028
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	864	1992	220.47	190,490
ROOF SHAPE	1	GABLE	1.00	A	USU	N	UPPER STORY UNF	432		52.07	22,496
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	12		78.57	943
FLOOR COVER	35	WW-VINYL	1.00	FIX	O	O	XTRA FIXTURES	3		2,367.77	7,103
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	256.061
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1994 / 28
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$192,000