

Key: 3070

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.110

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OLIVIA GRACE LLC c/o CCA PO BOX 517 BARNSTABLE, MA 02630				16.0-28-0				12 HEATHER HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OLIVIA GRACE LLC				02/26/2008	B	400,000	22700-266				
LORUSSO SAMUEL A ETUX				04/10/2006	F	1	20901-346				
LORUSSO SAMUEL A				02/24/2004	B	275,000	18248-264				

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	%
10337	06/15/2010	3	ALT/RENO		11/15/2022	SL	100	100
03589	08/28/2003	9	DECK	8,700			100	100
		3	ALT/RENO	21,500	04/12/2004	TL	100	100

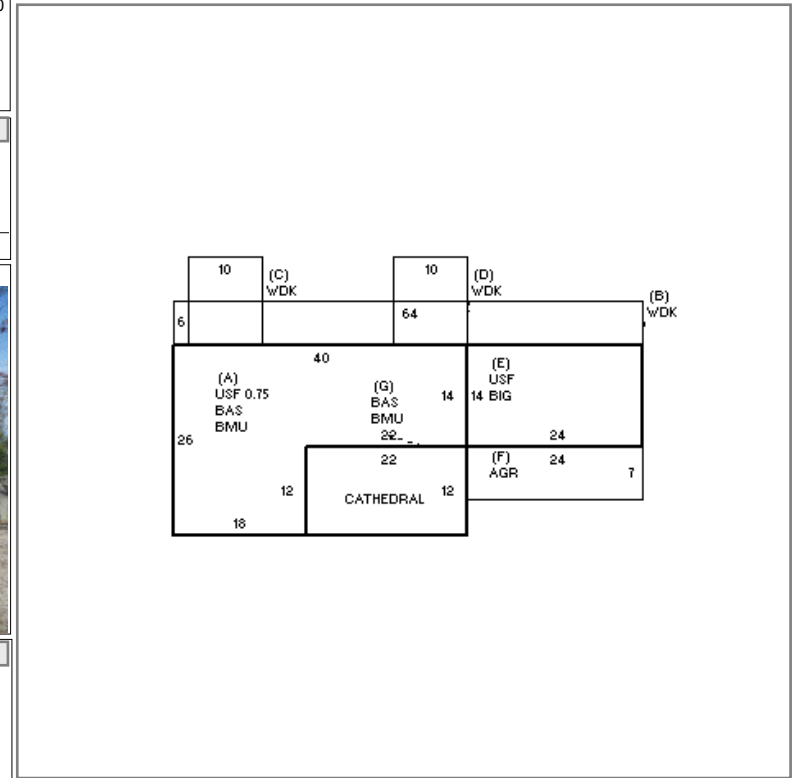
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	3	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00	R05	0.90		194,750
300	A	0.174	3	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R05	0.90		2,550

TOTAL	1.092 Acres		ZONING	1	FRNT	306		ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE		NOTE			LAND	197,300	194,000		
Infl1	AVG			BUILDING	363,300	298,300				
N_Index	AVG			DETACHED	2,500	0				
				OTHER	0	0				
TOTAL							563,100	492,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 10X14		140	19.71	2,500



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/15/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/15/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/15/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,958	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,040		40.88	42,516
\$NLA(RCN)	\$238	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,040	1987	215.21	223,822
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	918	1987	120.69	110,791
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	624		23.95	14,943
				FLOOR COVER	1	HARDWOOD	1.02	E	BIG	N	BUILT-IN GARAGE	336		99.26	33,353
				INT. FINISH	2	DRYWALL	1.00	F	AGR	N	ATT GARAGE	168		96.10	16,145
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,875.80	9,876	
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	6		2,387.57	14,325	
				USE	0		1.00								

TOTAL RCN	465,770	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE 1997 / 25		
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD	\$363,300	