

Key: 3078

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.118

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|--------------------|--|--|--|
| DUCHINI LISA M ET VIR DANIEL DUCHINI 28 HEATHER HILL RD BUZZARDS BAY, MA 02532 | | | | 16.0-36-0 | | | | 28 HEATHER HILL RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| DUCHINI LISA M ET VIR | | | | 11/28/2014 | F | 1 | 28536-113 | | | | |
| BELOLI LISA M | | | | 04/30/2007 | S | 340,000 | 21981-311 | | | | |
| CIT GRP CONSUM FINANC INC | | | | 01/22/2007 | L | 336,376 | 21715-117 | | | | |

| 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-22-771 | 11/17/2022 | 15 | INSULATE/WEA | 3,554 | | | 100 100 |
| EXB-21-754 | 10/16/2021 | 10 | WOODSTOVE | 1,500 | | | 100 100 |
| 19762 | 08/20/2019 | 14 | SOLAR | 37,000 | | | 100 100 |
| 19443 | 05/28/2019 | 8 | POOL | 23,525 | 10/29/2019 | TL | 100 100 |
| 18815 | 09/20/2018 | 3 | ALT/RENO | 1,126 | | | 100 100 |

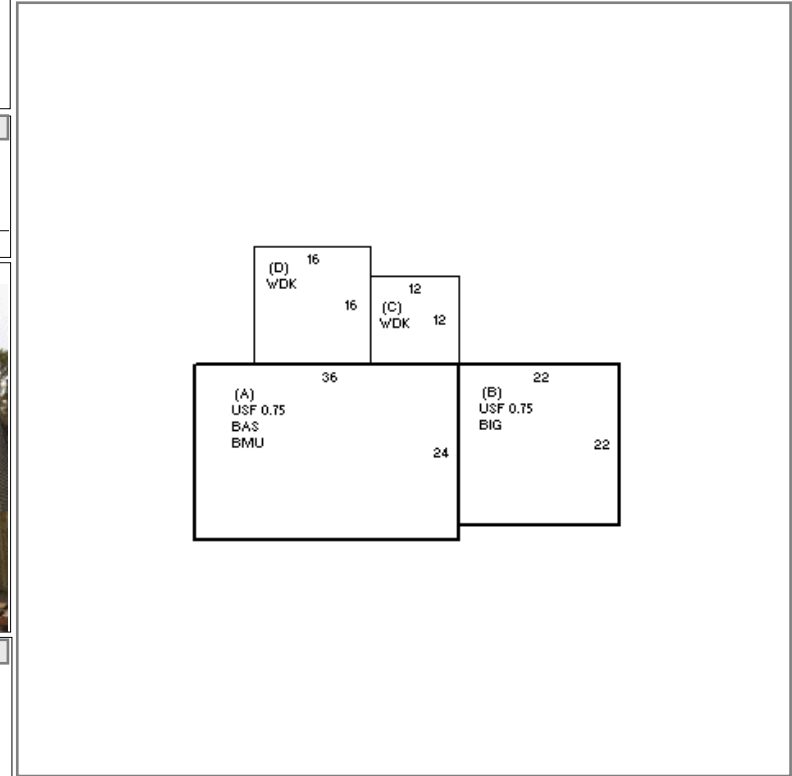
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 20,121 | 3 | 1.00 | 100 1.00 | 212,130 | 1.70 | A | 1.00 | R05 | 0.90 | 166,670 |

| TOTAL | 20,125 SF | ZONING | 1 | FRNT | 128 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | BDALE | NOTE | LAND | 166,700 | 163,900 | | | |
| Infl1 | AVG | | BUILDING | 338,500 | 296,100 | | | |
| N_Index | AVG | | DETACHED | 16,400 | 15,600 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | 521,600 | 475,600 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|------|-------|-----------|--------|
| IPG | G | 1.20 10 0.90 | 16 X 32 | 2019 | 512 | 35.66 | 16,400 |



| BUILDING | CD | ADJ | DESC | MEASURE | 10/29/2019 | TL |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/29/2019 | TL |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 2/21/2023 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 2004 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 393,598 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,875 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 864 | | 39.78 | 34,367 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$210 | OVERALL | 1.080 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BAS | L | BASE AREA | 864 | 2004 | 216.31 | 186,892 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,011 | 2004 | 113.41 | 114,656 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | BIG | N | BUILT-IN GARAGE | 484 | | 85.52 | 41,394 | KITCHEN | A | | |
| | | | | FLOOR COVER | 13 | HARDWOOD-W/W | 1.00 | + | WDK | N | WOOD DECK | 400 | | 23.30 | 9,320 | BATHS | A | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | FIX | O | O | XTRA FIXTURES | 3 | | 2,323.03 | 6,989 | HEAT | A | | |
| | | | | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | | | | | | | | | ELECT | A | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2005 / 17 |
| | | | | | | | | | | | | | | | | | | COND | 14 14 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 14 % GD 86 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$338,500 |