

Key: 3079

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.119

LEGALS

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION           |  |  |  |
|---|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| ROSATI JASON THADDEUS<br>30 HEATHER HILL RD<br>BOURNE, MA 02532 |  |  |  | 16.0-37-0  |    |            |              | 30 HEATHER HILL RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                    |  |  |  |
| ROSATI JASON THADDEUS   |  |  |  | 08/12/2004 | QS | 367,000    | 18931-197    |                    |  |  |  |
| HAWORTH GREGG E   |  |  |  | 10/30/2003 | G  | 319,600    | 17864-187    |                    |  |  |  |
| APTUCXET LAND REALTY TRUS                                       |  |  |  | 01/03/1992 | B  | 90,000     | 07821-00312  |                    |  |  |  |

| 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-23-122 | 03/01/2023 | 3             | ALT/RENO     | 7,725  |            |    | 100    | 100 |
| 18721      | 08/22/2018 | 9             | DECK         | 9,072  |            |    | 100    | 100 |
| 03744      | 10/14/2003 | 1             | NEW CONSTRUC | 85,000 | 08/04/2004 | TL | 100    | 100 |

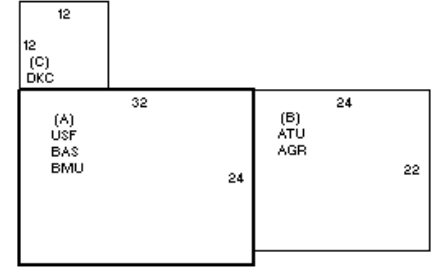
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index  | ADJ BASE | SAF  | Topo | Lpi  | VC       | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|----------|------------|-----------|
| 100 | S | 20,105 3 |      | 1.00  | 100 1.00 | 212,130  | 1.70 | A    | 1.00 | R05 0.90 |            | 166,660   |

|         |           |        |          |         |         |          |         |          |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL   | 20,125 SF | ZONING | 1        | FRNT    | 129     | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | BDALE     | NOTE   | LAND     | 166,700 | 163,900 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 314,200 | 281,300 |          |         |          |
| N_Index | AVG       |        | DETACHED | 0       | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        | TOTAL    | 480,900 | 445,200 |          |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/31/2019 | TL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/31/2019 | TL |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  |           |    |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

G

| YEAR BLT   | 2003  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 369.653 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,536 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 768   |      | 48.35     | 37,134  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$241 | OVERALL    | 1.040 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A | BAS | L | BASE AREA       | 768   | 2003 | 216.67    | 166,402 | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 768   | 2003 | 114.21    | 87,716  | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B | AGR | N | ATT GARAGE      | 528   |      | 64.92     | 34,278  | KITCHEN        | A       |            |            |
|            |       |            |       | FLOOR COVER     | 13 | HARDWOOD-W/W   | 1.00 | B | ATU | N | ATTIC UNF       | 528   |      | 44.40     | 23,441  | BATHS          | A       |            |            |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | C | DKC | N | DECK-COMPOSITE  | 144   |      | 65.96     | 9,498   | HEAT           | A       |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   | FIX | O | XTRA FIXTURES   | 5     |      | 2,236.94  | 11,185  | ELECT          | A       |            |            |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 2004 / 18  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 15 15 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 15 % GD 85 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$314,200  |