

Key: 3085

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.125

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CURRENT OWNER				PARCEL ID				LOCATION				
SMOLINSKY AUSTIN 17 SANDY LANE BOURNE, MA 02532				16.0-43-0				29 HEATHER HILL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SMOLINSKY AUSTIN				01/11/2021	QS	400,000	33666-86					
SZULAK LUCAS & GRACE MOUL				05/04/2018	QS	333,000	31248-260					
SHERIDAN ROBERT C				02/28/2014	U	240,000	28009-258					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,869 3	1.00	100	1.00	212,130	1.65	A	1.00	R05	0.90	167,740

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TOTAL	20,865 SF	ZONING	1	FRNT	297	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	167,700	165,000
Infl1	AVG		BUILDING	292,800	262,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	460,500	427,100

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	6/12/2017	TL
MODEL	1		RESIDENTIAL	LIST	6/12/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
\$NLA(RCN)	\$224	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	4	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	53	VINYL-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		51.75	39,740
A	BAS	L	BASE AREA	768	2003	231.88	178,082
A	USF	L	UPPER STORY FIN	768	2003	122.23	93,873
B	OPA	N	OPEN PORCH	32		91.58	2,931
C	WDK	N	WOOD DECK	376		24.01	9,028
	BMG	O	BSMT GARAGE	2		8,012.80	16,026
	FIX	O	XTRA FIXTURES	2		2,393.85	4,788

TOTAL RCN	344,467
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$292,800

