

Key: 3189

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.229

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|--|--|--|--|---------------|----|------------|--------------|
| CORSINO ANTHONY M & DEBORAH L CORSINO PO BOX 127 SAGAMORE, MA 02561 | | | | 17.2-21-0 | | | | 26 HILLTOP DR | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | | | CORSINO ANTHONY M & J HARDER CONSTRUCTION LLC | | | | 05/07/2018 | QS | 350,000 | 31250-225 |
| | | | | MORGAN WILLIAM ETUX | | | | 07/14/2017 | QS | 300,000 | 30628-330 |
| | | | | | | | | 09/09/2011 | F | 1 | 25668-299 |

| 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-22-172 | 03/29/2022 | 3 | ALT/RENO | | 06/29/2022 | SL | 100 100 |
| B-21-317 | 09/01/2021 | 9 | DECK | | 06/29/2022 | SL | 100 100 |
| EXB-21-455 | 07/06/2021 | 3 | ALT/RENO | 5,000 | 06/29/2022 | SL | 100 100 |
| B-21-149 | 04/14/2021 | 3 | ALT/RENO | 5,000 | 06/29/2022 | SL | 100 100 |

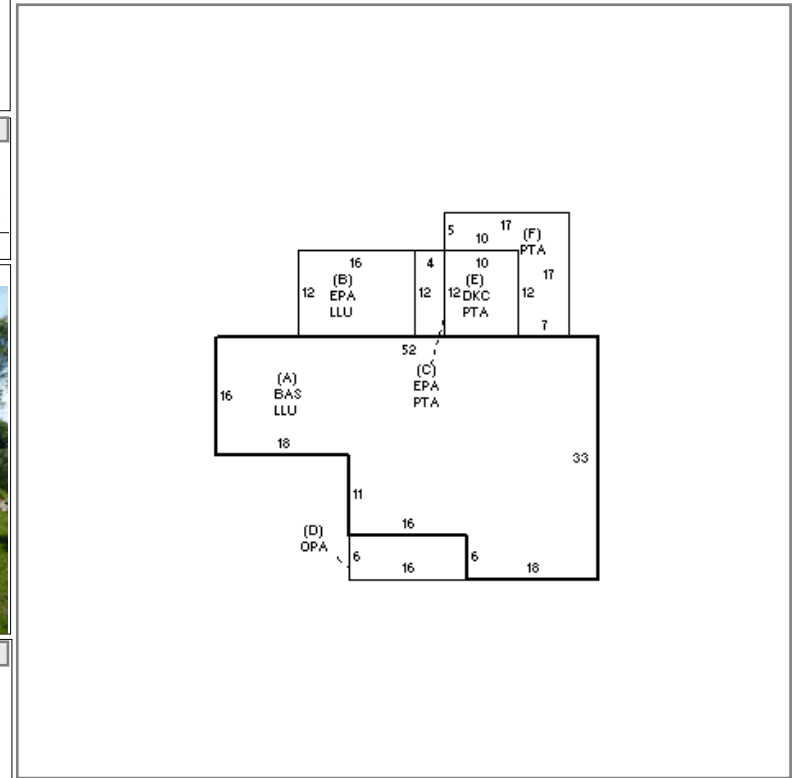
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 25,260 | 2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 212,130 | 1.41 | A | 1.00 | R04 | 0.90 | | 173,940 |

| TOTAL | 25,265 SF | ZONING | 1 | FRNT | 284 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | S SAG | NOTE | | | | LAND | 173,900 | 153,900 |
| Infl1 | AVG | | BUILDING | 344,700 | 305,100 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 518,600 | 459,000 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 06/29/2022 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/29/2022 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/29/2022 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 6/29/2022 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1979 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 396,247 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 2,164 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | LLU | N | LOWER LEVEL UNF | 1,506 | | 31.26 | 47,078 | | |
| \$NLA(RCN) | \$183 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 1,314 | 1979 | 188.92 | 248,243 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | EPA | N | ENCLOSED PORCH | 240 | | 65.56 | 15,734 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | PTA | N | PATIO | 337 | | 13.66 | 4,605 | | |
| | | | | FLOOR COVER | 35 | WW-VINYL | 1.00 | D | OPA | N | OPEN PORCH | 96 | | 72.22 | 6,934 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | DKC | N | DECK-COMPOSITE | 120 | | 63.11 | 7,573 | | |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | | LLF | L | LOWER LEVEL FIN | 850 | 1979 | 54.80 | 46,579 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 7,163.60 | 7,164 | | |
| | | | | USE | 0 | | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 8,058.10 | 8,058 | | |
| | | | | | | | | | FIX | O | XTRA FIXTURES | 2 | | 2,140.15 | 4,280 | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | A |
| BATHS | G |
| HEAT | U |
| ELECT | A |

| EFF.YR/AGE | 2006 / 16 |
|------------|------------|
| COND | 13 13 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 13 % GD 87 |

| RCNLD | \$344,700 |
|-------|-----------|
|-------|-----------|