

Key: **3370**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.413

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MENICE FRANCIS ALAN & ELSA A MENICE 94 PURITAN RD BUZZARDS BAY, MA 02532-5655				19.2-60-1				94 PURITAN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MENICE FRANCIS ALAN & HARLOW FARMS ESTATES LLC				10/02/2000	N	73,000	(159246)				
SORENTI JOSEPH F TR OF				06/14/2000	P	33,000	(158018)				
					XX		00885-00046				

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 %
05778		3	ALT/RENO		07/28/2022	SL	100 100
200042	11/07/2005	4	DETACH.STRUC	55,000	09/25/2006	DB	100 100
	01/25/2000	1	NEW CONSTRUC		04/24/2001	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,000	4	1.00	100	1.00	100	1.00	247,485	2.18	A	1.00	R05	1.05			186,020

TOTAL	14,985 SF		ZONING	1	FRNT	100		ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY		NOTE			LAND	77,380	68,470		
Infl1	AVG			BUILDING	95,680	85,610				
N_Index	AVG			DETACHED	3,370	3,160				
				OTHER	0	0				
						TOTAL	176,430	157,240		

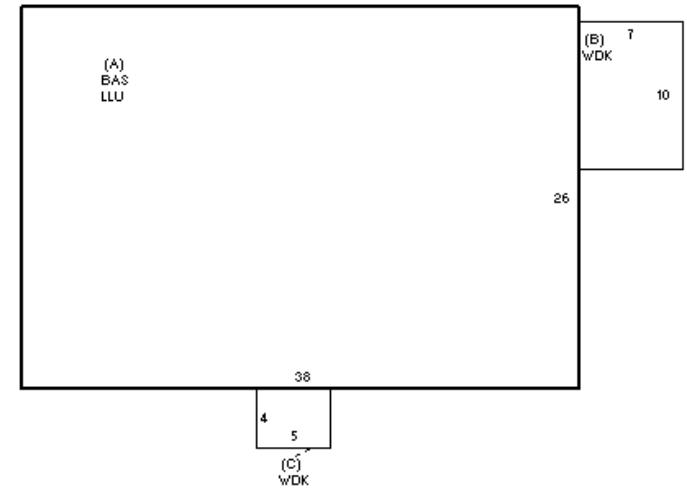
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10X12	2005	120	16.42	1,800
SHF	E	1.90	10 0.90	12X20	2022	240	28.94	6,300



BUILDING	CD	ADJ	DESC	MEASURE	7/28/2022	SL
MODEL	1		RESIDENTIAL	LIST	7/28/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/28/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

* -- Value totals adjusted by value credit.



YEAR BLT	2000	SIZE ADJ	1.020
NET AREA	988	DETAIL ADJ	1.000
\$NLA(RCN)	\$256	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	252,703	
A	LLU	N	LOWER LEVEL UNF	988		34.97	34,548	CONDITION ELEM CD		
A	BAS	L	BASE AREA	988	2000	216.43	213,833	EXTERIOR	A	
+	WDK	N	WOOD DECK	90		48.02	4,322	INTERIOR	A	
								KITCHEN	G	
								BATHS	G	
								HEAT	U	
								ELECT	A	
EFF.YR/AGE		2010 / 12								
COND	9	%	9							
FUNC	0									
ECON	0									
DEPR	9	% GD	91							
RCNLD									\$230,000	