

Key: 3416

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.456

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
TAVERNA ROSARY FARACI TRUSTEE OF ROSARY FARACI TAVERNA TRUST 12 SEAVIEW AVE MARBLEHEAD, MA 01945		19.2-106-0	4 QUAMHASSET RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		11/02/1995	XX		9911-102	

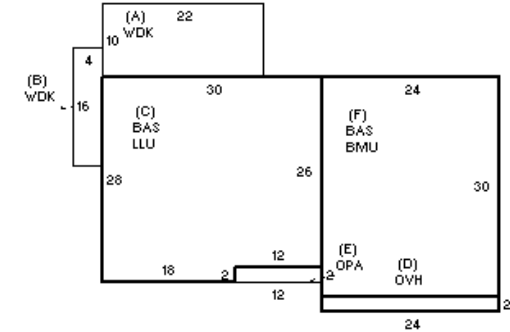
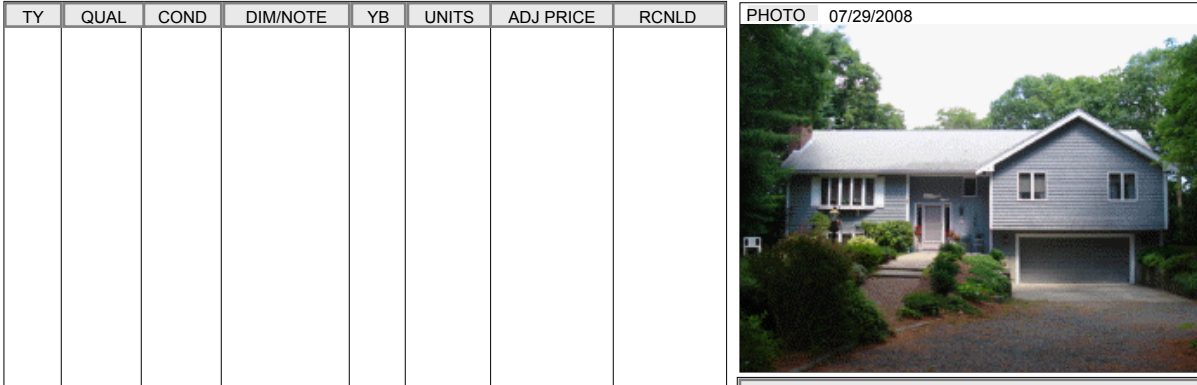
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
09374	08/11/2009	3	ALT/RENO		11/16/2009	TL	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	28,500 4	1.00	100	1.00	100	1.00	388,905	1.29	A	1.00	BEX 1.65							
TOTAL												28,488 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd		BBAY		N O T E		MARSH AREA IN REAR		LAND		327,300		289,600							
Infl1		AVG						BUILDING		343,400		303,900							
N_Index		AVG						DETACHED		0		0							
								OTHER		0		0							
								TOTAL		670,700		593,500							

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/20/2013	TL
MODEL	1		RESIDENTIAL	LIST	5/20/2013	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	440,272
NET AREA	2,168	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	284		27.07	7,687	CONDITION ELEM	CD
\$NLA(RCN)	\$203	OVERALL	1.040	EXT COVER	10	VERT BOARD	1.00	C	LLU	N	LOWER LEVEL UNF	816		33.49	27,326	EXTERIOR	A
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,536	1985	191.75	294,523	INTERIOR	A
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OVH	L	OVERHANG	48	1985	189.29	9,086	KITCHEN	A	
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.02	E	OPA	N	OPEN PORCH	24		99.38	2,385	BATHS	A	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	F	BMU	N	BSMT UNFINISHED	720		48.11	34,640	HEAT	A	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02		LLF	L	LOWER LEVEL FIN	584	1985	64.49	37,665	ELECT	A	
FIXTURES	10	1.00	FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	1		7,450.20	7,450			
GARAGE CAPACITY	2	1.00	USE	0		1.00		F11	O	FPL 1S 1OP	1		8,380.40	8,380			
% BSMT FINISH	0	1.00						FIX	O	XTRA FIXTURES	5		2,225.86	11,129			
# OF HALF BATHS	1	1.00															
# OF UNITS	1	1.00															

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$343,400