

Key: 3436

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.477

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
TARANTO FELIX M & LYNNE C TARANTO 46 ELM ST WEST NEWTON, MA 02465				19.2-127-0				5 KERNA DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				TARANTO FELIX M & CECCHINELLI AMIDA F				06/29/2021	QS	1,650,000	34255-199	
				CECCHINELLI AMIDA F & JOS				12/17/2009	A	100	24244-233	
								11/20/2008	F		23276-340	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
0000		3	ALT/RENO		02/25/2021	TL	100 100
20230	03/06/2020	15	INSULATE/WEA	4,116			100 100
15963	10/26/2015	14	SOLAR	39,000	02/26/2016		100 100
15665	08/10/2015	4	DETACH.STRUC	30,000	02/26/2016	SW	100 100
10057	02/25/2010	3	ALT/RENO	10,000			100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 4	1.00	DCK	1.00	100	1.00	A	1.00	BSP	2.60	562,620
300	A	0.742 4	1.00	100	1.00	100	1.00	A	1.00	BSP	2.60	31,450

DETACHED

TOTAL	1.660 Acres	ZONING	1	FRNT	258	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E	Chapter 91 License #93-1 Expires 2098 / Chgnd state lass code to 109 from 104.			LAND	594,100	505,500
Infl1	DOCK		BUILDING	753,100	666,500			
N_Index	AVG		DETACHED	208,900	199,100			
			OTHER	253,200	226,400			
					TOTAL	1,809,300	1,597,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	G	1.20	10 0.90	20 X 40	800	25.44	18,300
SHF	G	1.20	10 0.90	10X10 + 5X7	135	19.71	2,400
PLH	S	3.00	10 0.90	10 X 27	270	101.76	24,700
PPD	V	1.30	10 0.90	4 X 138	552	235.56	117,000
FLD	V	1.30	10 0.90	7 X 47	329	78.52	23,200
PTD	V	1.30	10 0.90	EST	2,500	4.58	10,300
OPS	S	3.00	10 0.90	10 X 24	240	50.40	10,900
SHF	G	1.20	10 0.90	8 X 15	120	19.71	2,100

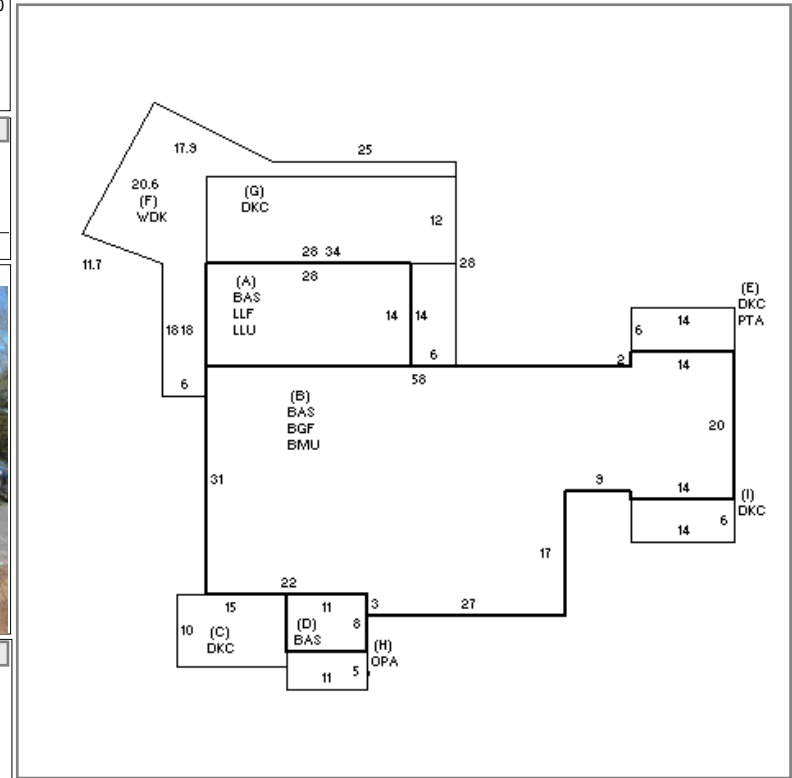
PHOTO 02/29/2016



BUILDING	CD	ADJ	DESC	MEASURE	2/26/2016	SW
MODEL	1		RESIDENTIAL	LIST	2/25/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/29/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	809,817
NET AREA	2,905	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	392		46.34	18,166		
\$NLA(RCN)	\$279	OVERALL	1.070	EXT COVER	10	VERT BOARD	1.00	A	LLF	L	LOWER LEVEL FIN	392	2021	78.87	30,917		
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	2,033		32.28	65,632		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BGF	N	BSMT GOOD FINIS	2,033		39.51	80,319		
				FLOOR COVER	1	HARDWOOD	1.02	+	DKC	N	DECK-COMPOSITE	726		69.71	50,609		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	2,513	1962	184.75	464,270		
				HEATING/COOLING	3	RADIANT HW	1.10	E	PTA	N	PATIO	84		16.34	1,373		
				FUEL SOURCE	2	GAS	1.00	F	WDK	N	WOOD DECK	938		24.00	22,510		
				USE	0		1.00	H	OPA	N	OPEN PORCH	55		86.10	4,736		
									F11	O	FPL 1S IOP	1		9,008.20	9,008		
									F12	O	FPL 1S 2OP	1		9,459.90	9,460		
									FIX	O	XTRA FIXTURES	15		2,392.61	35,889		
									KIT	O	EXTRA KITCHEN	3		5,642.97	16,929		



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1	1.00	EXTERIOR	A
ROOMS	9	1.00	INTERIOR	G
BEDROOMS	5	1.00	KITCHEN	G
BATHROOMS	4	1.00	BATHS	G
FIXTURES	20	1.00	HEAT	U
GARAGE CAPACITY	0	1.00	ELECT	U
% BSMT FINISH	100	1.00		
# OF HALF BATHS	2	1.00		
# OF UNITS	2	1.00		

EFF.YR/AGE	2012 / 10	COND	7 7 %
		FUNC	0
		ECON	0
		DEPR	7 % GD 93
		RCNLD	\$753,100

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

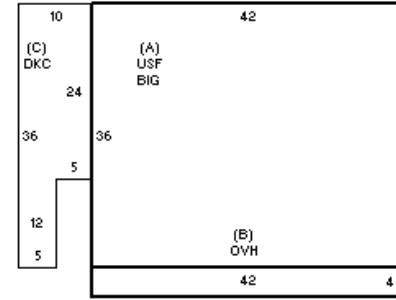
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	253,200	
Infl1		BUILDING			
N_Index		DETACHED			
		TOTAL			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/26/2016	SW
MODEL	1		RESIDENTIAL	LIST	2/25/2021	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	6/29/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	2015	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	263,766			
NET AREA	1,680	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	1,512		58.32	88,183	CONDITION ELEM	CD			
\$NLA(RCN)	\$157	OVERALL	0.750	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,512	2015	86.63	130,987	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	B	OVH	L	OVERHANG	168	2015	150.90	25,352	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	DKC	N	DECK-COMPOSITE	300		52.32	15,696	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	2		1,774.40	3,549	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00									HEAT	A			
				HEATING/COOLING	9	WARM-COOL AIR	1.03									ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
				USE	0		1.00													
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2015 / 7	
STORIES	2	1.00															COND	4 4 %		
ROOMS	2	1.00															FUNC	0		
BEDROOMS	2	1.00															ECON	0		
BATHROOMS	1	1.00															DEPR	4	% GD	96
FIXTURES	7	1.00															RCNLD	\$253,200		
GARAGE CAPACITY	4	1.00																		
% BSMT FINISH	0	1.00																		
# OF HALF BATHS	1	1.00																		
# OF UNITS	1	1.00																		