

Key: 3442

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.484

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HARRIS RHONDA & STACY BRADY TRS BOBOLA-BURNS BBAY IRR TR 20 LEONARD ST NORTH ATTLEBORO, MA 02760				19.2-133-0				66 ARLINGTON DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARRIS RHONDA & STACY BR				04/12/2021	F	1	34000-176				
BOBOLA JOSEPH J &				10/20/1994	QS	118,000	9412-176				
CECCHENELLI JOSEPH TR				10/18/1994	B	60,000	N/A-N/A				

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	100	1.00	100	1.00	612,820	1.00	A	1.00	BSP	2.60	562,620
300	A	0.202	4	1.00	100	1.00	100	1.00	42,380	1.00	A	1.00	BSP	2.60	8,560

TOTAL	1.120 Acres	ZONING	1	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E Chapter 91 license dock expires 2045 #15-01;per vote BBWD, out of district FY2000= well & no fire protection	LAND	571,200	486,100			
Infl1	AVG		BUILDING	479,800	429,900			
N_Index	AVG		DETACHED	188,300	179,200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,239,300</b>	<b>1,095,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	V	1.30	10 0.90	1998	576	36.28	18,800
GZB	G	1.20	10 0.90		72	31.80	2,100
SHF	G	1.20	10 0.90	2005	160	19.14	2,800
PPD	V	1.30	10 0.90	2015	738	235.56	156,500
FLD	V	1.30	10 0.90		114	78.52	8,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/2/2016	DB
MODEL	1		RESIDENTIAL	LIST	2/2/2016	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/6/2017	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.005
NET AREA	2,370	DETAIL ADJ	1.000
\$NLA(RCN)	\$253	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,216		36.07	43,863
A	USF	L	UPPER STORY FIN	1,056	1996	117.39	123,966
B	OPA	N	OPEN PORCH	70		86.54	6,058
C	OVH	L	OVERHANG	64	1996	204.48	13,087
+	BAS	L	BASE AREA	1,226	1996	212.25	260,223
E	BIG	N	BUILT-IN GARAGE	576		88.53	50,992
E	USU	N	UPPER STORY UNF	432		52.89	22,847
+	BAY	L	BAYWINDOW	24	1996	204.46	4,907
+	PTA	N	PATIO	272		15.36	4,177
I	ASH	N	ATT SHED	423		22.38	9,469
+	WDK	N	WOOD DECK	847		24.12	20,428
	F11	O	FPL 1S 1OP	1		9,053.30	9,053
	FIX	O	XTRA FIXTURES	7		2,404.54	16,832
	JAC	O	JACUZZI	1		13,865.60	13,866

TOTAL RCN	599,766
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$479,800

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-21-533	08/02/2021	3	ALT/RENO	20,568				100
19968	10/16/2019	15	INSULATE/WEA	5,300				100
0000		12	CYCLICAL		10/02/2015			100
05821	11/22/2005	4	DETACH.STRUC		09/27/2006	DB		100
01461	08/01/2001	4	DETACH.STRUC	350	11/05/2003	TL		100

