

Key: 3480

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.522

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DIFILIPPO CARMEN & GRACE TRS DIFILIPPO FAMILY TRUST 2 BROM DUTCHER RD BUZZARDS BAY, MA 02532				19.3-35-0				2 BROM DUTCHER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DIFILIPPO CARMEN & GRACE				08/19/2016	F	1	29874-232				
DIFILIPPO CARMEN &				10/26/1998	A	210,000	11787-178				

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	%
18078	02/05/2018	15	INSULATE/WEA	237			100	100
06158	03/23/2006	2	ADDITIONS	150,000	09/27/2007	DB	100	100
950612	11/28/1995	10	WOODSTOVE	250	11/15/1996	PAM	100	100

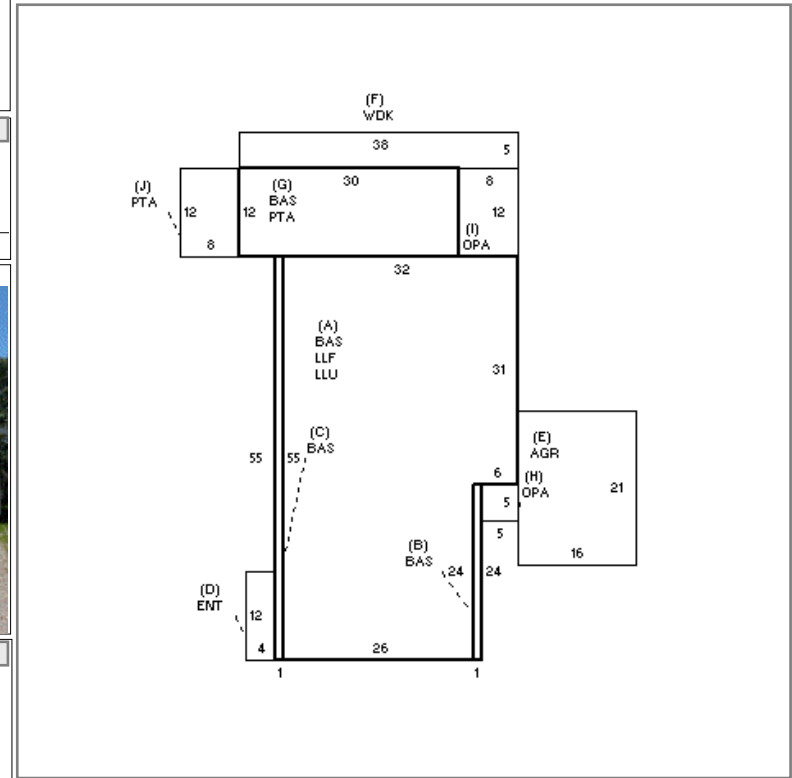
CD	T	AC/SF/UN	Nbhd	Inf1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,116	4	1.00	100	1.00	612,820	3.10	A	1.00	BSP	2.60	440,700

TOTAL	10,106 SF	ZONING	1	FRNT	119	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Waterfront; small beach	LAND	440,700	375,000			
Inf1	AVG		BUILDING	607,100	537,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		1,047,800	912,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/3/2018	KT
MODEL	1		RESIDENTIAL	LIST	5/3/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/3/2018	KT
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	0.990
NET AREA	3,671	DETAIL ADJ	1.000
\$NLA(RCN)	\$178	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	11	1.00	
BEDROOMS	5	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	100	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,616		35.65	57,612
EXT COVER	4	VINYL	1.00	A	LLF	L	LOWER LEVEL FIN	1,616	1974	60.67	98,050
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,055	1974	200.09	411,186
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	ENT	N	ENCLOSED ENTRY	48		98.43	4,725
FLOOR COVER	1	HARDWOOD	1.02	E	AGR	N	ATT GARAGE	336		81.26	27,304
INT. FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	190		40.72	7,738
HEATING/COOLING	1	FORCED AIR	1.00	+	PTA	N	PATIO	456		15.83	7,218
FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	121		79.88	9,666
USE	0		1.00	F12	O	FPL 1S 2OP		1		9,802.90	9,803
				FIX	O	XTRA FIXTURES		6		2,479.45	14,877
				MST	O	MAS/METAL STACK		1		4,646.50	4,647

TOTAL RCN	652,824
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	7.7%
FUNC	0
ECON	0
DEPR	7% GD 93
RCNLD	\$607,100