

Key: 3620

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.671

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LAND

| CURRENT OWNER   |   |          |      | PARCEL ID  |         |                 |              | LOCATION     |      |     |            |           |
|---|---|----------|------|------------|---------|-----------------|--------------|--------------|------|-----|------------|-----------|
| D'ANGELO LINDA MARIE<br>26 STUDIO DRIVE<br>BUZZARDS BAY, MA 02532 |   |          |      | 19.3-192-0 |         |                 |              | 26 STUDIO DR |      |     |            |           |
| TRANSFER HISTORY  |   |          |      | DOS        | T       | SALE PRICE      | BK-PG (Cert) |              |      |     |            |           |
|   |   |          |      | 01/10/2018 | F       | 1 (215143)      |              |              |      |     |            |           |
|   |   |          |      | 03/08/2012 | F       | 1 (196521)      |              |              |      |     |            |           |
|   |   |          |      | 01/28/1994 | N       | 45,000 (132796) |              |              |      |     |            |           |
| 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    | 235,700         | 1.00         | A            | 1.00 | R03 | 1.00       | 216,390   |
| 300   | A | 0.021 4  | 1.00 | 100        | 1.00    | 16,300          | 1.00         | A            | 1.00 | R03 | 1.00       | 340       |

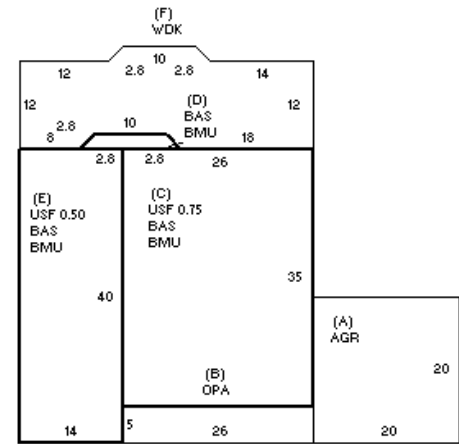
| CLASS  | CLASS%     | DESCRIPTION   |              |        | BN ID      | BN | CARD   |     |
|--------|------------|---------------|--------------|--------|------------|----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |              |        |            | 1  | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT | INSP       | BY | 1st    | %   |
| 09676  | 12/30/2009 | 10            | WOODSTOVE    |        | 04/27/2010 |    | 100    | 100 |
| 930655 | 12/13/1993 | 1             | NEW CONSTRUC | 96,000 | 01/22/1996 | JC | 100    | 100 |

LAND

| TOTAL   | 40,880 SF | ZONING | 1 | FRNT | 228 | ASSESSED     | CURRENT        | PREVIOUS       |
|---------|-----------|--------|---|------|-----|--------------|----------------|----------------|
| Nbhd    | BBAY      | NOTE   |   |      |     | LAND         | 216,700        | 191,800        |
| Infl1   | AVG       |        |   |      |     | BUILDING     | 497,200        | 440,000        |
| N_Index | AVG       |        |   |      |     | DETACHED     | 2,200          | 2,100          |
|         |           |        |   |      |     | OTHER        | 0              | 0              |
|         |           |        |   |      |     | <b>TOTAL</b> | <b>716,100</b> | <b>633,900</b> |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB    | UNITS | ADJ PRICE | RCNLD | PHOTO | 08/10/2022 |
|-----|------|------|----------|-------|-------|-----------|-------|-------|------------|
| SHF | A    | 1.00 | G 0.80   | 11X16 |       | 176       | 15.95 | 2,200 |            |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/10/2022 | SL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/10/2022 | EST |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  | 8/16/2022 | TL  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| BLDG COMMENTS |  |  |
|---------------|--|--|
|               |  |  |

G

| YEAR BLT   | 1994      | SIZE ADJ   | 1.005 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 591,899        |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
|--|-----------|------------|-------|-----------------|----|-----------------|------|-----|-----|---------------|-----------------|-------|------|-----------|---------|-----------|----------------|-----------|-------|----------|---------|------|----------|------|-------|---------|---|------|----------|----|---------|------|-----------|---|-------|------|----------|--|----|------|-----------------|--|---|------|---------------|--|---|------|-----------------|--|---|------|------------|--|---|------|
| NET AREA   | 2,457     | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL)  | 1.00 | A   | AGR | N             | ATT GARAGE      | 400   |      | 83.97     | 33,586  |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| \$NLA(RCN)   | \$241     | OVERALL    | 1.140 | EXT COVER       | 1  | WOOD SHINGLE    | 1.02 | B   | OPA | N             | OPEN PORCH      | 130   |      | 82.54     | 10,731  |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
|  |           |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 | +   | BMU | N             | BSMT UNFINISHED | 1,494 |      | 38.43     | 57,416  |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
|  |           |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN  | 1.00 | +   | BAS | L             | BASE AREA       | 1,494 | 1994 | 220.69    | 329,715 |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
|  |           |            |       | FLOOR COVER     | 1  | HARDWOOD        | 1.02 | +   | USF | L             | UPPER STORY FIN | 963   | 1994 | 129.50    | 124,710 |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
|  |           |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 | F   | WDK | N             | WOOD DECK       | 480   |      | 25.70     | 12,334  |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
|  |           |            |       | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | F21 | O   | FPL 2S 1OP    | 1               |       |      | 10,597.10 | 10,597  |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
|  |           |            |       | FUEL SOURCE     | 1  | OIL             | 1.00 | FIX | O   | XTRA FIXTURES | 5               |       |      | 2,561.88  | 12,809  |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
|  |           |            |       | USE             | 0  |                 | 1.00 |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| <table border="1"> <thead> <tr> <th colspan="2">CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> </thead> <tbody> <tr> <td>STORIES</td> <td></td> <td>1.75</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td></td> <td>9</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td></td> <td>4</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td></td> <td>2</td> <td>1.00</td> </tr> <tr> <td>FIXTURES</td> <td></td> <td>11</td> <td>1.00</td> </tr> <tr> <td>GARAGE CAPACITY</td> <td></td> <td>2</td> <td>1.00</td> </tr> <tr> <td>% BSMT FINISH</td> <td></td> <td>0</td> <td>1.00</td> </tr> <tr> <td># OF HALF BATHS</td> <td></td> <td>1</td> <td>1.00</td> </tr> <tr> <td># OF UNITS</td> <td></td> <td>1</td> <td>1.00</td> </tr> </tbody> </table> |           |            |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           | CAPACITY       |           | UNITS | ADJ      | STORIES |      | 1.75     | 1.00 | ROOMS |         | 9 | 1.00 | BEDROOMS |    | 4       | 1.00 | BATHROOMS |   | 2     | 1.00 | FIXTURES |  | 11 | 1.00 | GARAGE CAPACITY |  | 2 | 1.00 | % BSMT FINISH |  | 0 | 1.00 | # OF HALF BATHS |  | 1 | 1.00 | # OF UNITS |  | 1 | 1.00 |
| CAPACITY   |           | UNITS      | ADJ   |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| STORIES  |           | 1.75       | 1.00  |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| ROOMS  |           | 9          | 1.00  |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| BEDROOMS   |           | 4          | 1.00  |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| BATHROOMS  |           | 2          | 1.00  |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| FIXTURES   |           | 11         | 1.00  |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| GARAGE CAPACITY  |           | 2          | 1.00  |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| % BSMT FINISH  |           | 0          | 1.00  |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| # OF HALF BATHS  |           | 1          | 1.00  |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| # OF UNITS   |           | 1          | 1.00  |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
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| CONDITION ELEM   |           | CD         |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| EXTERIOR   |           | A          |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| INTERIOR   |           | A          |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| KITCHEN  |           | G          |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| BATHS  |           | G          |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| HEAT   |           | A          |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| ELECT  |           | A          |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">2003 / 19</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>16</td> <td>16 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>16</td> <td>% GD 84</td> </tr> </tbody> </table>   |           |            |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           | EFF.YR/AGE     | 2003 / 19 |       | COND     | 16      | 16 % | FUNC     | 0    |       | ECON    | 0 |      | DEPR     | 16 | % GD 84 |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| EFF.YR/AGE   | 2003 / 19 |            |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| COND   | 16        | 16 %       |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| FUNC   | 0         |            |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| ECON   | 0         |            |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| DEPR   | 16        | % GD 84    |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| <table border="1"> <thead> <tr> <th>RCNLD</th> <th>\$497,200</th> </tr> </thead> </table>  |           |            |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           | RCNLD          | \$497,200 |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |
| RCNLD  | \$497,200 |            |       |                 |    |                 |      |     |     |               |                 |       |      |           |         |           |                |           |       |          |         |      |          |      |       |         |   |      |          |    |         |      |           |   |       |      |          |  |    |      |                 |  |   |      |               |  |   |      |                 |  |   |      |            |  |   |      |