

Key: 3663

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.714

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
SCARAFONE BRENDAN J & SAMANTHA M SCARAFONE 38 WILSON AVE BOURNE, MA 02532								19.4-45-0				38 WILSON AVE			
								TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
								SCARAFONE BRENDAN J & MURRAY DOUGLAS				09/15/2022	QS	470,000	35365-48
				MURRAY DOUGLAS				07/26/2019	QS	300,000	32182-114				
				MALLOY JOHN A IV & CHRIST				01/13/2017	QS	250,000	30232-106				

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-22-176	03/30/2022	6	FENCE	9,000				
		3	ALT/RENO		08/19/2020	TL	100	100
		12	CYCLICAL		08/16/2018	DB	100	100
151161	12/15/2015	15	INSULATE/WEA	1,400				
15498	06/25/2015	3	ALT/RENO	5,500				

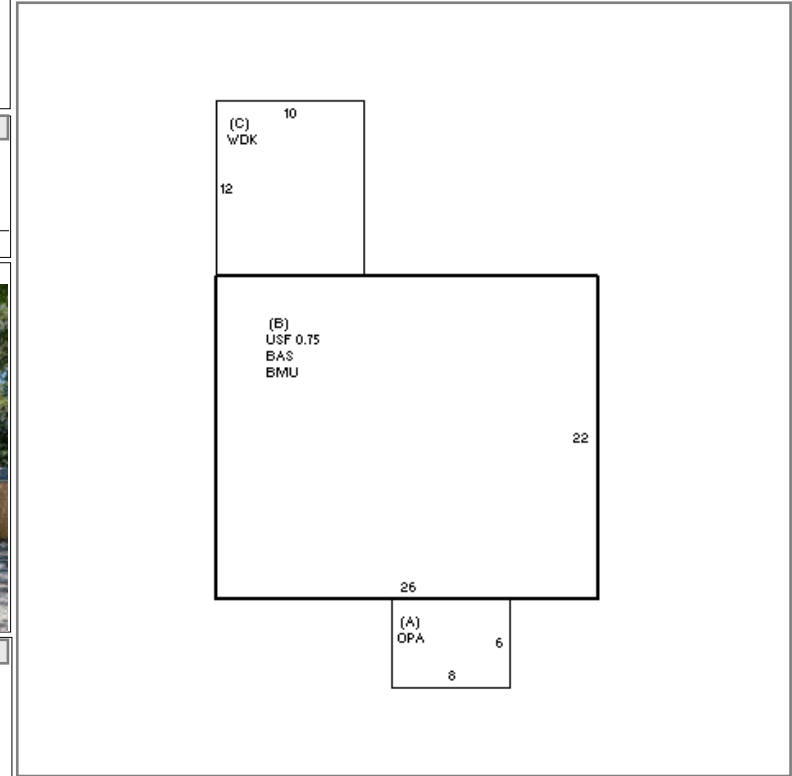
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,350	4	1.00	100	1.00	100	1.00				165,160	
TOTAL						7,362 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE		LAND	165,200	116,900							
Infl1	AVG			BUILDING	235,200	212,300							
N_Index	AVG			DETACHED	2,400	2,300							
				OTHER	0	0							
				TOTAL	402,800	331,500							

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90			0.00	
SHF	A	1.00	10 0.90		168	15.95	2,400



BUILDING	CD	ADJ	DESC	MEASURE	4/13/2023	RP
MODEL	1		RESIDENTIAL	LIST	8/28/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	4/13/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	239,955
NET AREA	1,001	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	48		90.31	4,335	CONDITION ELEM	CD
\$NLA(RCN)	\$240	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	572		51.02	29,184	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	572	1900	240.67	137,664	INTERIOR	V
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	429	1900	121.96	52,320	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	120		43.80	5,256	BATHS	V
				INT. FINISH	1	PLASTER	1.00		BMF	N	BSMT FINISH	100		64.76	6,476	HEAT	U
				HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	2		2,360.30	4,721	ELECT	U
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										



EFF.YR/AGE	2017 / 5	
COND	2	2 %
FUNC	0	
ECON	0	
DEPR	2	% GD 98
RCNLD	\$235,200	