Key: 3689

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,741

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GIORDANO NICHOLAS C &	19.4-76-0	50 PURITAN RD
ANA K DORSEY		
50 PURITAN RD		
BOURNE, MA 02532		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GIORDANO NICHOLAS C &	09/26/2016	QS	289,000	29958-49
HEGG BRIAN E	09/01/2009	F	10	24003-301
HEGG BRIAN E	10/29/1992	QS	90,000	08276-00195

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

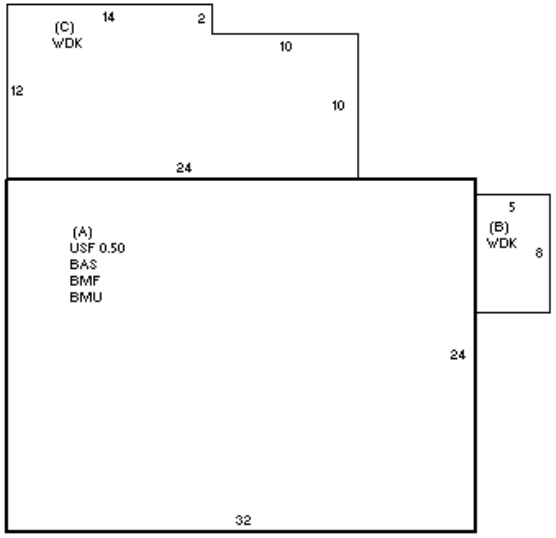
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10507	08/27/2010	15	INSULATE/WEA	3,297	11/12/2010		100	100
04799	10/28/2004	10	WOODSTOVE	4,000	04/04/2005	TL	100	100
940371	08/10/1994	3	ALT/RENO	300	01/18/1995	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	4 1.00	100 1.00	100 1.00	235,700	2.66	A 1.00	R03 1.00			172,460

TOTAL	11,979 SF	ZONING	1	FRNT	100
Nbhd	BBAY	NOTE	heated two car garage with loft		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	172,500	152,600
BUILDING	272,700	241,300
DETACHED	21,500	20,400
OTHER	0	0
TOTAL	**466,700**	**414,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	+ 1.10	10 0.90	22 X 24		528	45.21	21,500

PHOTO 08/24/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/1/2016	TL
LIST	8/1/2016	EST
REVIEW		

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
$NLA(RCN)	$275	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		50.93	39,112
A	BMF	N	BSMT FINISH	768		48.47	37,228
A	BAS	L	BASE AREA	768	1950	228.21	175,266
A	USF	L	UPPER STORY FIN	384	1950	121.74	46,747
+	WDK	N	WOOD DECK	308		23.63	7,279
	FIX	O	XTRA FIXTURES	3		2,356.17	7,069
	MST	O	MAS/METAL STACK	1		4,415.40	4,415

TOTAL RCN	317,114

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	U
ELECT	U

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$272,700