

Key: 3749

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.801

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--|--------------|--|--|--|
| TROVATO DAVID TR MEBAS REALTY TR 45 ST MARGARETS ST BUZZARDS BAY, MA 02532 | | | | 19.4-134-0 | | | | 6 TUCY AVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| TROVATO DAVID TR | | | | 06/14/2000 | A | 13070-229 | | NA-NA | | | |
| TROVATO FRANK C JR ESTATE | | | | 06/14/2000 | X | 6429-238 | | | | | |
| TROVATO FRANK C JR | | | | 09/08/1988 | XX | | | | | | |

| 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-23-476 | 07/26/2023 | 3 | ALT/RENO | 2,500 | | | 100 100 |
| | | 3 | ALT/RENO | | 05/05/2023 | SL | 100 100 |
| | | 3 | ALT/RENO | | 08/25/2020 | TL | 100 100 |
| 15713 | 08/17/2015 | 14 | SOLAR | 5,900 | | | 100 100 |
| 03736 | 10/09/2003 | 9 | DECK | 800 | 02/26/2004 | TL | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|-------|---------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 9,600 4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 235,700 | 3.25 | A | 1.00 | R03 1.00 | 168,690 |

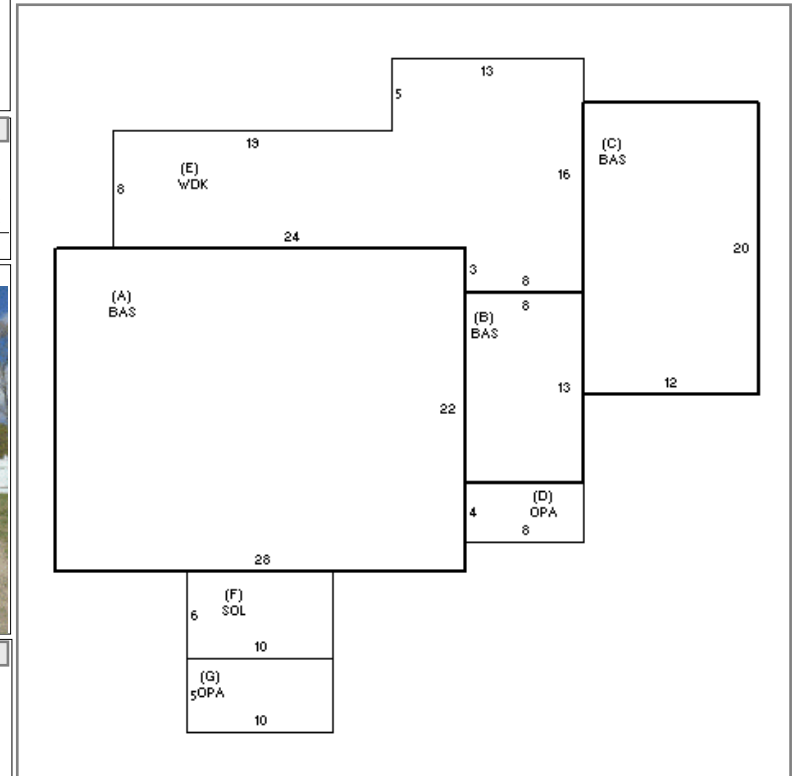
| | | | | | | | | |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 9,583 SF | ZONING | 1 | FRNT | 80 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | BBAY | NOTE | LAND | 168,700 | 149,300 | | | |
| Infl1 | AVG | | BUILDING | 176,300 | 147,300 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 345,000 | 296,600 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8 X 12 | 2003 | | 0.00 | |
| SHF | A | 1.00 | 10 0.90 8 X 10 | | | 0.00 | |
| SHF | A | 1.00 | 10 0.90 8 X 10 | | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/5/2023 | SL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/19/2023 | SL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 5/19/2023 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1955 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|-----------------|-------------|-------|------|-----------|---------|
| NET AREA | 960 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | FOUN. WALL | 1.00 | A | BAS | L | BASE AREA | 616 | 1955 | 196.20 | 120,861 |
| \$NLA(RCN) | \$233 | OVERALL | 0.970 | EXT COVER | 3 | ALUMINUM | 1.00 | + | BAS | L | BASE AREA | 344 | 2003 | 196.20 | 67,494 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | OPA | N | OPEN PORCH | 82 | | 71.10 | 5,831 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | E | WDK | N | WOOD DECK | 345 | | 21.13 | 7,291 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | F | SOL | N | SOLARIUM | 60 | | 108.41 | 6,504 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | FIX | O | XTRA FIXTURES | 3 | | | 2,107.10 | 6,321 |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | KIT | O | EXTRA KITCHEN | 1 | | | 4,969.80 | 4,970 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | MST | O | MAS/METAL STACK | 1 | | | 3,948.70 | 3,949 |
| | | | | USE | 0 | | 1.00 | | | | | | | | |



| CAPACITY | UNITS | ADJ | TOTAL RCN | 223,221 |
|-----------------|-------|------|----------------|---------|
| STORIES | 1 | 1.00 | CONDITION ELEM | CD |
| ROOMS | 4 | 1.00 | EXTERIOR | A |
| BEDROOMS | 2 | 1.00 | INTERIOR | A |
| BATHROOMS | 2 | 1.00 | KITCHEN | A |
| FIXTURES | 8 | 1.00 | BATHS | A |
| GARAGE CAPACITY | 0 | 1.00 | HEAT | A |
| % BSMT FINISH | 0 | 1.00 | ELECT | A |
| # OF HALF BATHS | 0 | 1.00 | | |
| # OF UNITS | 1 | 1.00 | | |

| | |
|------------|------------|
| EFF.YR/AGE | 1998 / 24 |
| COND | 21 21 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 21 % GD 79 |
| RCNLD | \$176,300 |