

Key: 3795

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.845

LEG  
AL

CURRENT OWNER				PARCEL ID				LOCATION			
T&O REAL ESTATE DEVELOPMENT GROUP LLC 330 LYNNWAY LYNN, MA 01901				19.4-180-0				15 BLUEBERRY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
T&O REAL ESTATE DEVELOPEME				07/18/2022	U	386,000	(230539)				
NUNES RONALD				01/05/2018	F	1	(215103)				
NUNES RONALD ETUX				07/03/2007	QS	258,000	(183554)				

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	%
13746	10/28/2013	2	ADDITIONS	34,750	01/08/2015	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,500 4	1.00	100	1.00	100	1.00	235,700	4.08	A	1.00	R03 1.00	165,390

TOTAL	7,492 SF	ZONING	1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE 2 lots away from pond; distant obstructed water view	LAND	165,400	146,400			
Infl1	AVG		BUILDING	269,600	253,800			
N_Index	AVG		DETACHED	0	2,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>435,000</b>	<b>402,700</b>			

DETAILED

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



BUILDING	CD	ADJ	DESC	MEASURE	5/30/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/2/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/12/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1945	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	313,461			
NET AREA	1,272	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BMU	N	BSMT UNFINISHED	848		41.08	34,838	CONDITION ELEM	CD			
\$NLA(RCN)	\$246	OVERALL	1.110	EXT COVER	15	VINYL SHINGLE	1.02	+	BAS	L	BASE AREA	848	1945	223.42	189,460	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	424	1945	123.97	52,563	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	PTA	N	PATIO	448		15.32	6,864	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	24		79.62	1,911	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00	BMF	N	BSMT FINISH	424		49.36	20,930	HEAT	U				
				HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	1		2,399.80	2,400	ELECT	U				
				FUEL SOURCE	2	GAS	1.00	MST	O	MAS/METAL STACK	1		4,496.50	4,497						
				USE	0		1.00													
																		EFF.YR/AGE	2005 / 17	
																		COND	14 14 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	14 % GD 86	
																		RCNLD	\$269,600	

