

Key: 3809

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.860

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
GOMES ROSALINA 9 ALDERBERRY ROAD BOURNE, MA 02532				19.4-191-0				9 ALDERBERRY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GOMES ROSALINA				07/16/2019	F		()					
GOMES DIANE				06/18/2018	QS	320,000	(130401)					
DOBBINS JOHN R &				06/16/1993	F		1 (130401)					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,320	4	1.00	100	235,700	3.70	A	1.00	R03	1.00	166,680

LAND

TOTAL	8,320 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE			LAND	166,700	147,500	
Infl1	AVG				BUILDING	313,100	277,100	
N_Index	AVG				DETACHED	20,000	19,000	
					OTHER	0	0	
				TOTAL		499,800	443,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90 30X16		480	46.19	20,000



BUILDING	CD	ADJ	DESC	MEASURE	9/11/2019	RP
MODEL	1		RESIDENTIAL	LIST	9/11/2019	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/11/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1947	SIZE ADJ	1.010
NET AREA	1,528	DETAIL ADJ	1.000
\$NLA(RCN)	\$250	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		7	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		50	1.00
# OF HALF BATHS		0	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	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,065		41.25	43,930
+	BAS	L	BASE AREA	1,065	1947	217.15	231,267
B	BMF	N	BSMT FINISH	463		49.56	22,948
B	USF	L	UPPER STORY FIN	463	1947	124.47	57,629
+	WDK	N	WOOD DECK	319		24.16	7,708
D	EPA	N	ENCLOSED PORCH	120		93.06	11,167
FIX	O		XTRA FIXTURES	3		2,409.07	7,227

TOTAL RCN	381,876
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE 2001 / 21	
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$313,100

