

Key: 3816

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.867

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
YAMIN SALEEM J & GEORGETTE K YAMIN 330 LINCOLN AVE FALL RIVER, MA 02720-3610		19.4-198-0	23 ALDERBERRY RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		03/26/1988	O	100,000	(113804)

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,952 4	1.00	100	1.00	100	1.00	235,700	3.86	A	1.00	R03 1.00	166,100

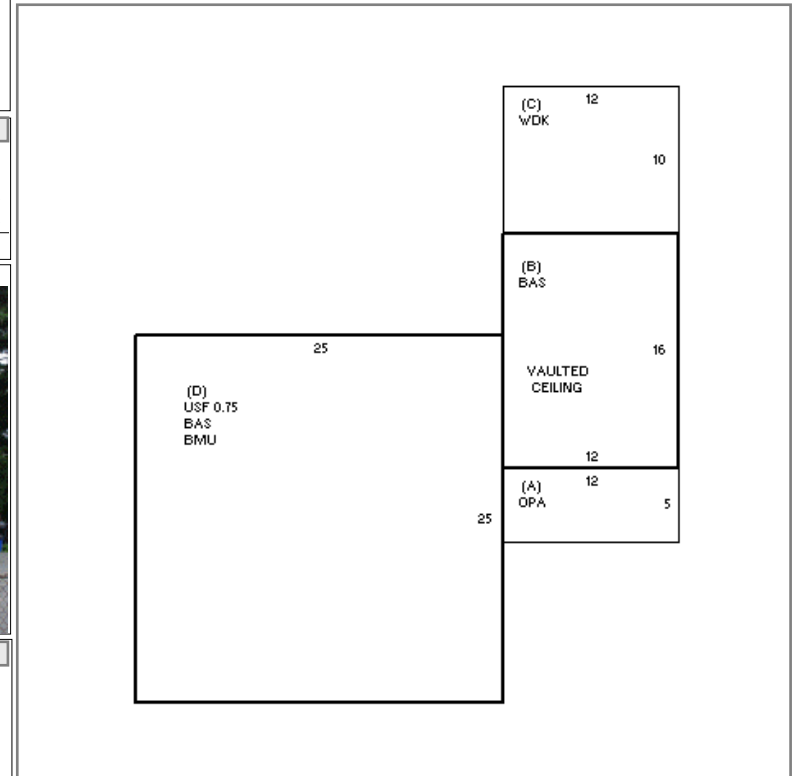
TOTAL	7,971 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	166,100	147,000			
Infl1	AVG		BUILDING	207,800	183,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>373,900</b>	<b>330,900</b>			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2015	TL
MODEL	1		RESIDENTIAL	LIST	12/18/2015	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	12/18/2015	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1947	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,286	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$213	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	6	1.00		FLOOR COVER	21	COMBO	1.00
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	5	1.00		FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	60		83.23	4,994
+	BAS	L	BASE AREA	817	1947	215.37	175,956
C	WDK	N	WOOD DECK	120		42.92	5,150
D	BMU	N	BSMT UNFINISHED	625		49.99	31,246
D	USF	L	UPPER STORY FIN	469	1947	119.50	56,046

TOTAL RCN	273.391	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$207,800	