

Key: 3830

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.880

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DONOVAN MELISSA & GREGORY MANCINI 8 ALDERBERRY RD BUZZARDS BAY, MA 02532				19.4-212-0				8 ALDERBERRY RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DONOVAN MELISSA & HARVEY MARK W ETUX ZLOGAR FRANCES M				09/02/2021	QS	470,000	(227445)	
						08/25/2017	H	245,000	(213876)			
						02/07/2006	N		(12384)			

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	%
18699	08/20/2018	15	INSULATE/WEA	2,800			100	100
17822	10/11/2017	3	ALT/RENO	8,000	03/27/2018	BC	100	100
01188	04/17/2001	3	ALT/RENO	3,965	06/06/2002	TL	100	100

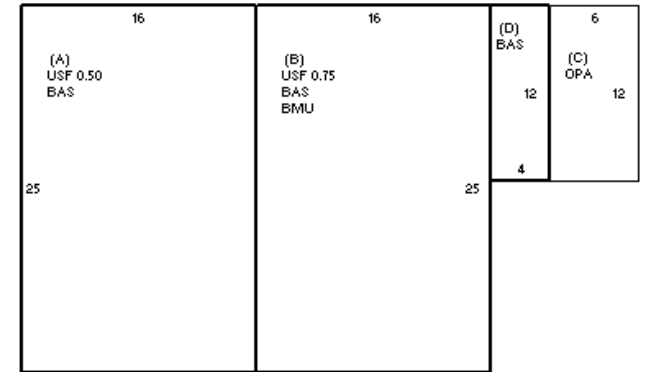
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000 4		100	1.00	235,700	2.66	A	1.00	R03		172,460

TOTAL	11,979 SF	ZONING	1	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	172,500	152,600
Infl1	AVG		LAND	269,700	238,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	442,200	391,300

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



BUILDING	CD	ADJ	DESC	MEASURE	3/27/2018	BC
MODEL	1		RESIDENTIAL	LIST	3/27/2018	BC
STYLE	4	1.05	CAPE [100%]	REVIEW	8/6/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1947	SIZE ADJ	1.015
NET AREA	1,348	DETAIL ADJ	1.000
\$NLA(RCN)	\$222	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	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	4	VINYL	1.00
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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	848	1947	225.43	191,167
+	USF	L	UPPER STORY FIN	500	1947	125.08	62,542
B	BMU	N	BSMT UNFINISHED	400		69.79	27,914
C	OPA	N	OPEN PORCH	72		87.12	6,273
	FIX	O	XTRA FIXTURES	3		2,421.00	7,263
	MST	O	MAS/METAL STACK	1		4,537.00	4,537

TOTAL RCN	299,696
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$269,700
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