

Key: 3933

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.024

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DICIACCIO NICHOLAS&MARGUERITE				20.0-16-0				32 NIGHTINGALE POND RD			
TRS DICIACCIO FAMILY REV TRUST				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
4 SAWYER STREET				DICIACCIO NICHOLAS&MARGUE				11/20/2018 F 1 31679-43			
MEDFORD, MA 02155				DICIACCIO NICOLAS P ETUX				08/26/2013 QS 249,000 27645-231			
				FAVRET ROBERT J &				12/17/2004 QS 260,000 19353-263			

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
16744	09/02/2016	3	ALT/RENO	4,174			100
05299	05/12/2005	9	DECK	1,000	10/25/2005	TL	100
03412	06/27/2003	3	ALT/RENO	2,500	06/01/2004	TL	100

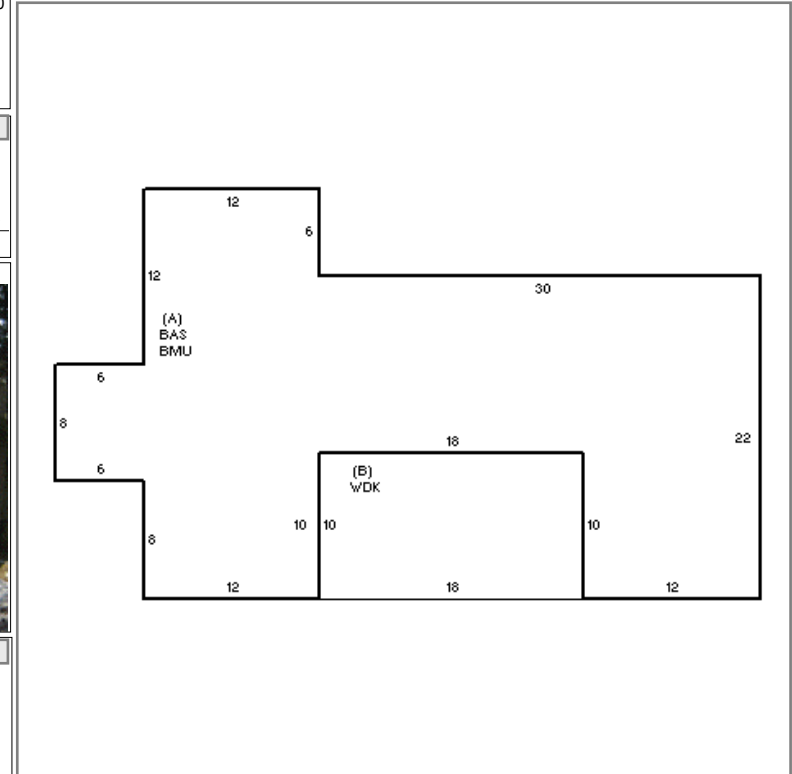
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 4	1.00	100	1.00	259,270	1.00	A	1.00	R07	1.10	238,030
300	A	0.007 4	1.00	100	1.00	17,930	1.00	A	1.00	R07	1.10	130

TOTAL	40,293 SF	ZONING	1	FRNT	163	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	238,200	229,900
Infl1	AVG		BUILDING	166,900	147,700			
N_Index	AVG		DETACHED	11,600	11,100			
			OTHER	0	0			
						<b>TOTAL</b>	<b>416,700</b>	<b>388,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.90 A	0.75		448	34.64	11,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/28/2014	TL
MODEL	1		RESIDENTIAL	LIST	3/28/2014	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	3/28/2014	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1940	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	219,564		
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		37.57	32,458	CONDITION ELEM	CD		
\$NLA(RCN)	\$254	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	864	1940	204.29	176,509	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	180		36.03	6,486	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		MST	O	MAS/METAL STACK	1		4,111.50	4,112	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A		
				INT. FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$166,900