

Key: 4062

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.149

LEGAL

CURRENT OWNER								PARCEL ID				LOCATION			
BRODO STEPHEN S III ETUX ERICA LYNN D BRODO 8 JOWICK ST MATTAPOISETT, MA 02739								20.1-66-0				42 HEAD OF THE BAY RD			
								TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
								BRODO STEPHEN S III ETUX DARLING MARK S & DESALVATORE SALVATORE &				04/28/2011	F	100	25411-231
				06/27/1994	QS	91,500	9255-141								
				02/25/1994	K	85,000	N/A-N/A								

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 %
18253	04/05/2018	15	INSULATE/WEA	8,931			100 100
14905	10/24/2014	3	ALT/RENO	3,000			100 100
12580	08/23/2012	3	ALT/RENO	750			100 100

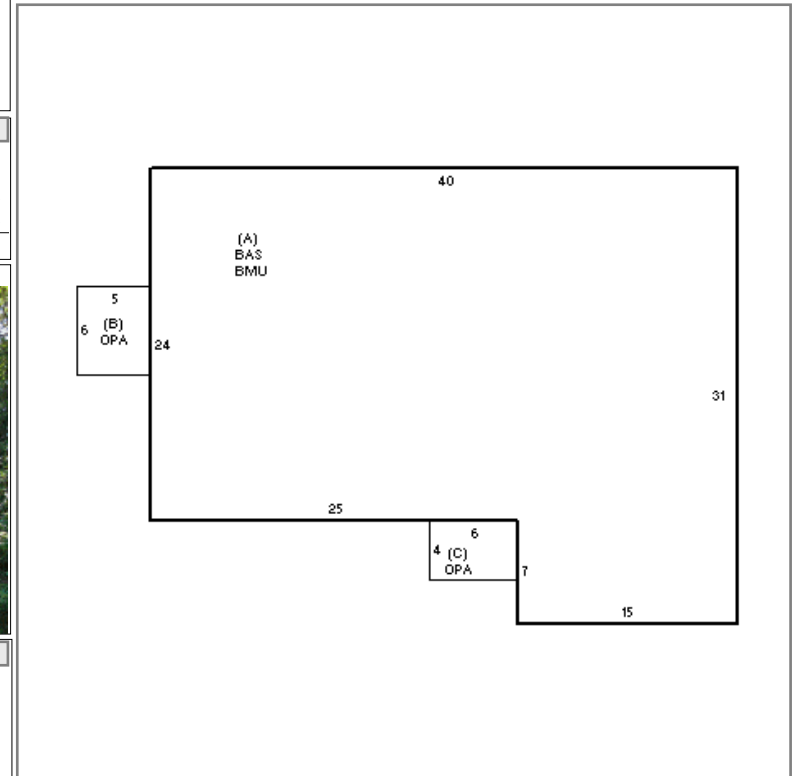
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	48,787 4	1.00	100	1.00	100	1.00	188,560	0.87	A	1.00	R01 0.80	184,130

TOTAL	1.120 Acres	ZONING	2	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	184,100	163,000
Infl1	AVG		BUILDING	188,900	167,200			
N_Index	AVG		DETACHED	1,700	1,600			
			OTHER	0	0			
						TOTAL	374,700	331,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10X14		140	16.42	1,700
SHF	A	1.00	A 0.75 8X10			0.00	
SHF	A	1.00	A 0.75 6X10			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/15/2018	BC
MODEL	1		RESIDENTIAL	LIST	3/15/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1900	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	248,617
NET AREA	1,065	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,065		36.64	39,023		
\$NLA(RCN)	\$233	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,065	1900	192.90	205,436		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	54		77.00	4,158		
				ROOF COVER	1	ASPH/COMP SHIN	1.00										
				FLOOR COVER	1	HARDWOOD	1.02										
				INT. FINISH	1	PLASTER	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

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	\$188,900
-------	-----------