

Key: 4085

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.171

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
VELIOTIS JEAN M & JOHN TRS				20.3-18-0				41 CRANBERRY RD				
VELIOTIS 2018 FUNDING TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
41 CRANBERRY ROAD				VELIOTIS JEAN M & JOHN TR				12/31/2018	F	1	31759-125	
BOURNE, MA 02532				VELIOTIS JOHN ETUX				01/15/1999	QS	111,600	11996-325	
				DONOVAN CONSTRUCTION CO I				09/16/1998	P	25,000	11702-288	

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	%
03368	06/11/2003	3	ALT/RENO		08/17/2022	SL	100	100
200723	11/10/2000	4	DETACH.STRUC	1,000	06/03/2004	JS	100	100
980558	09/23/1998	10	WOODSTOVE	250	04/17/2001	TL	100	100
970101	03/13/1997	1	NEW CONSTRUC	100,000	03/03/1999	JS	100	100
		1	NEW CONSTRUC	65,000	01/02/1998	JC	100	100

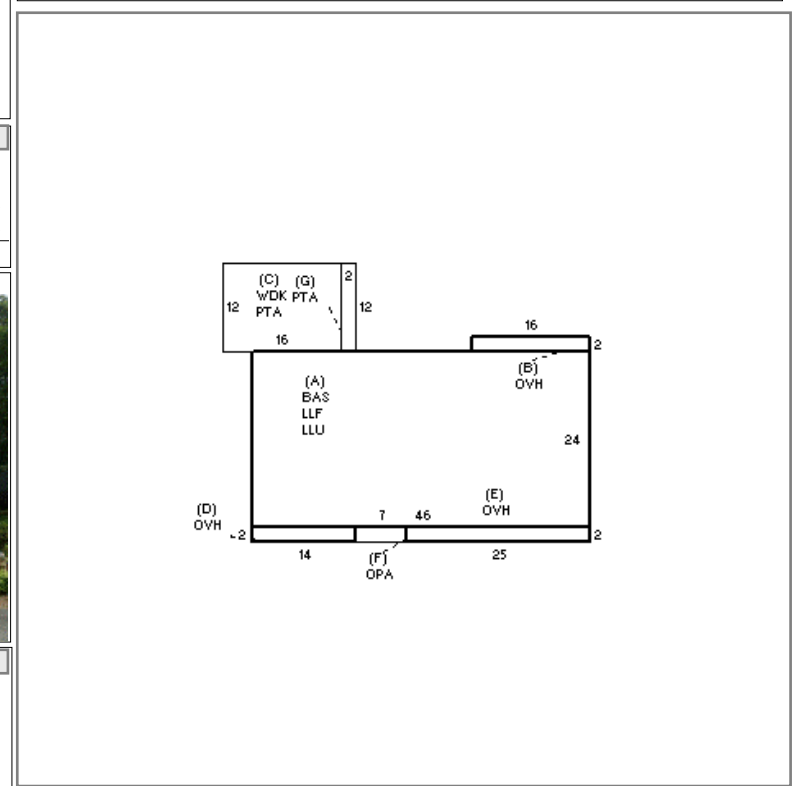
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	23,550 4	1.00	100	1.00	100	1.00	235,700	1.50	A	1.00	R03	1.00			190,580

TOTAL	23,566 SF	ZONING	1	FRNT	167	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	190,600	168,700			
Infl1	AVG		BUILDING	324,600	287,400			
N_Index	AVG		DETACHED	5,800	5,500			
			OTHER	0	0			
			TOTAL	521,000	461,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	V	1.30 10 0.90	21X16		336	19.18	5,800

PHOTO 08/17/2022

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/17/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/9/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/9/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,318	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,104		35.10	38,747
\$NLA(RCN)	\$167	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	1,104	1998	59.73	65,943
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,104	1998	210.29	232,159
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	110	1998	198.39	21,823
				FLOOR COVER	1	HARDWOOD	1.02	+	PTA	N	PATIO	216		14.89	3,217
				INT. FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	192		38.32	7,357
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F	OPA	N	OPEN PORCH	14		104.14	1,458
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		8,783.30	8,783	
				USE	0		1.00	FIX	O	XTRA FIXTURES	3		2,332.93	6,999	

TOTAL RCN	386,486
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$324,600