

Key: 4114

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.199

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER                                       |  |  |  | PARCEL ID  |    |             |  | LOCATION     |  |  |  |
|---|--|--|--|------------|----|-------------|--|--------------|--|--|--|
| ROCHELLE JAMES C<br>32 SUMAC RD<br>QUINCY, MA 02171 |  |  |  | 20.3-50-0  |    |             |  | 89 MAPLE ST  |  |  |  |
| TRANSFER HISTORY                                    |  |  |  | DOS        | T  | SALE PRICE  |  | BK-PG (Cert) |  |  |  |
| ROCHELLE JAMES C                                    |  |  |  | 09/03/2021 | F  | 1 34442-279 |  |              |  |  |  |
| ROCHELLE JAMES C                                    |  |  |  | 11/30/2006 | QS | 250,000     |  | 21567-333    |  |  |  |
| DICKENS AMY F                                       |  |  |  | 07/26/2006 | N  |             |  | 21217-303    |  |  |  |

| 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    | %   |
| 03516  | 08/01/2003 | 9             | DECK |        | 09/22/2003 | TL | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF  | Topo    | Lpi  | VC | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|------|-------|---------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 10,590 4 | 1.00 | 100   | 1.00    | 100      | 1.00 | 235,700 | 2.97 | A  | 1.00       | R03 1.00  | 170,240 |

| TOTAL   | 10,585 SF | ZONING | 1            | FRNT           | 179            | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd    | BBAY      | NOTE   | LAND         | 170,200        | 150,700        |          |         |          |
| Infl1   | AVG       |        | BUILDING     | 165,900        | 146,800        |          |         |          |
| N_Index | AVG       |        | DETACHED     | 0              | 0              |          |         |          |
|         |           |        | OTHER        | 0              | 0              |          |         |          |
|         |           |        | <b>TOTAL</b> | <b>336,100</b> | <b>297,500</b> |          |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



36

(A)  
BAS  
BMU

24

| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/23/2021 | RP  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/23/2021 | EST |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 8/23/2021 | RP  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

| YEAR BLT        | 1960  | SIZE ADJ   | 1.020 |
|-----------------|-------|------------|-------|
| NET AREA        | 864   | DETAIL ADJ | 1.000 |
| \$NLA(RCN)      | \$253 | OVERALL    | 0.950 |
| CAPACITY        |       | UNITS      | ADJ   |
| STORIES         | 1     | 1.00       |       |
| ROOMS           | 5     | 1.00       |       |
| BEDROOMS        | 2     | 1.00       |       |
| BATHROOMS       | 1     | 1.00       |       |
| FIXTURES        | 5     | 1.00       |       |
| GARAGE CAPACITY | 0     | 1.00       |       |
| % BSMT FINISH   | 0.46  | 1.00       |       |
| # OF HALF BATHS | 0     | 1.00       |       |
| # OF UNITS      | 1     | 1.00       |       |

| ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 864   |      | 35.33     | 30,529  |
| EXT COVER       | 4  | VINYL          | 1.00 | A | BAS | L | BASE AREA       | 864   | 1960 | 192.16    | 166,024 |
| ROOF SHAPE      | 1  | GABLE          | 1.00 |   | BMF | N | BSMT FINISH     | 384   |      | 56.62     | 21,742  |
| ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 |   |     |   |                 |       |      |           |         |
| FLOOR COVER     | 3  | W/W CARPET     | 1.00 |   |     |   |                 |       |      |           |         |
| INT. FINISH     | 2  | DRYWALL        | 1.00 |   |     |   |                 |       |      |           |         |
| HEATING/COOLING | 1  | FORCED AIR     | 1.00 |   |     |   |                 |       |      |           |         |
| FUEL SOURCE     | 1  | OIL            | 1.00 |   |     |   |                 |       |      |           |         |
| USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |

| TOTAL RCN      | 218,294    |
|----------------|------------|
| 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          | \$165,900  |