

Key: 4417

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.501

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MIHALOVICH LEONARD L JR & CHERYL A SILVESTRO 34 SETTLERS WAY BOURNE, MA 02532				23.1-33-0				28 WASHINGTON AVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MIHALOVICH LEONARD L JR & REDGATE DANIEL S IRRERA NATALIE & DOMINIC				09/30/1996 03/12/1992 08/02/1990	QS QS A	113,000 95,000 1	10411-288 N/A-N/A N/A-N/A	
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,373 4	1.00	100	1.00	235,700	4.14	A	1.00	R03	1.00	165,190

TOTAL	7,362 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND		165,200	146,200		
Infl1	AVG		BUILDING		229,000	202,700		
N_Index	AVG		DETACHED		6,600	9,400		
			OTHER		0	0		
		TOTAL		400,800	358,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	18 X 18		324	40.60	6,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/21/2022	REF
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/27/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1912	SIZE ADJ	1.015
NET AREA	1,334	DETAIL ADJ	1.000
\$NLA(RCN)	\$220	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
FIXTURES		7	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	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	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	750		48.59	36,443
A	USF	L	UPPER STORY FIN	563	1912	116.15	65,392
+	BAS	L	BASE AREA	771	1912	217.74	167,878
C	OPA	N	OPEN PORCH	196		68.99	13,522
D	WDK	N	WOOD DECK	160		36.92	5,907
	FIX	O	XTRA FIXTURES	2		2,247.90	4,496

TOTAL RCN	293,638
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$229,000

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	%
EXB-23-365	06/14/2023	3	ALT/RENO	10,115				100
10054	02/24/2010	3	ALT/RENO	11,400	06/30/2011			100
920439	08/13/1992	6	FENCE	250	03/08/1993	JS		100

