

Key: 4450

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.535

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
POIRIER DIANNE & TAMMY A DIETENHOFER TRS MH REV TRUST 52 OAKDALE RD CANTON, MA 02021-1539		23.1-77-0	3 PLAZA LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
POIRIER DIANNE & TAMMY A		05/09/2016	F	1	29636-328	
POIRIER DIANNE & TAMMY A		02/12/2014	F	1	27983-334	
POIRIER DIANNE		02/12/2014	F		27983-328+9	

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 %
19314	04/22/2019	3	ALT/RENO	2,500			100 100
05445	06/29/2005	3	ALT/RENO	5,000	01/25/2007	TL	100 100

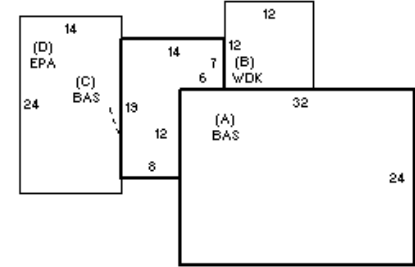
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,280	5	1.00	100	1.00	100	1.00	259,270	4.19	A	1.00	R07	1.10			181,550

TOTAL	7,275 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE	LAND	181,600	182,600			
Infl1	AVG		BUILDING	184,500	163,200			
N_Index	AVG		DETACHED	1,600	1,500			
			OTHER	0	0			
			TOTAL	367,700	347,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 16		128	16.42	1,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/29/2016	DB
MODEL	1		RESIDENTIAL	LIST	10/29/2016	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/29/2016	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	962	DETAIL ADJ	1.000
\$NLA(RCN)	\$252	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	962	1950	192.16	184,855
B	WDK	N	WOOD DECK	144		38.29	5,514
D	EPA	N	ENCLOSED PORCH	336		63.21	21,239
	BMU	N	BSMT UNFINISHED	384		59.48	22,841
	FIX	O	XTRA FIXTURES	4		2,063.48	8,254

TOTAL RCN	242,703
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	\$184,500