**Key: 4493**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,578

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| ZEKOS PAUL TR OF MAKE IT A<br>GREAT DAY TRUST<br>PO BOX 549<br>SHREWSBURY, MA 01545 | 23.1-121-0 | 23 BUTTERMILK WAY |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| ZEKOS PAUL TR OF MAKE IT | 09/05/2008 | QS | 505,000 | 23141-88 |
| MCCARTHY VINCENT W JR & | 06/29/2000 | QS | 274,900 | 13102-267 |
| CAMELIO JOAL D | 10/07/1993 | QS | 200,000 | 8820-327 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| H805 | 07/14/2021 | 2 | ADDITIONS | 43,000 | 06/07/2023 | SL | 83 | 90 |
| M-21-42 | 06/14/2021 | 3 | ALT/RENO | 5,100 | 10/20/2021 | TL | 100 | 100 |
| E-21-381 | 06/08/2021 | 3 | ALT/RENO | 8,500 | 04/04/2022 | TL | 100 | 100 |
| PL-21-179 | 06/02/2021 | 3 | ALT/RENO | 6,000 | 04/04/2022 | TL | 100 | 100 |
| 10171-A | 07/20/2017 | 2 | ADDITIONS | 43,000 | 06/28/2019 | 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 | 8,420 | 5 1.00 | 100 1.00 | 100 1.00 | 707,100 | 3.66 | A 1.00 | BSP 3.00 | | | 500,510 |

| TOTAL | 8,407 SF | ZONING | 1 | FRNT | 70 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | TAY PT |
| Infl1 | AVG |
| N_Index | AVG |

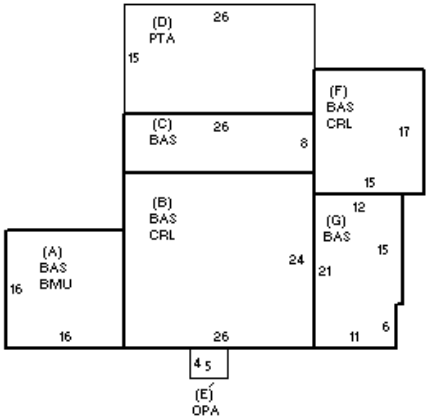
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 500,500 | 443,000 |
| BUILDING | 322,000 | 262,600 |
| DETACHED | 1,000 | 1,700 |
| OTHER | 0 | 0 |
| TOTAL | **823,500** | **707,300** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 50 0.50 | 10 X 12 | | 120 | 16.42 | 1,000 |

PHOTO 06/07/2023




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.95 | RANCH [100%] |
| QUALITY | + | 1.05 | AVERAGE + [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 10/20/2021 | TL |
| LIST | 12/22/2022 | EST |
| REVIEW | 6/7/2023 | SL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1950 | SIZE ADJ | 1.010 |
| NET AREA | 1,589 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $228 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 6 | 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 | 3 | FOUN. WALL | 1.00 |
| EXT COVER | 15 | VINYL SHINGLE | 1.02 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 6 | TILE | 1.02 |
| INT. FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 256 | | 66.40 | 16,999 |
| + | CRL | N | BSMT CRAWL | 879 | | 22.01 | 19,350 |
| + | BAS | L | BASE AREA | 1,088 | 1950 | 198.44 | 215,907 |
| D | PTA | N | PATIO | 390 | | 14.71 | 5,736 |
| E | OPA | N | OPEN PORCH | 20 | | 102.82 | 2,056 |
| + | BAS | L | BASE AREA | 501 | 2018 | 198.45 | 99,421 |
| | FIX | O | XTRA FIXTURES | 1 | | 2,304.00 | 2,304 |

| TOTAL RCN | 361,774 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2019 / 3 | |
|---|---|---|
| COND | 2 | 2 % |
| FUNC | 10 | uc |
| ECON | 0 | |
| DEPR | 11 | % GD 89 |
| RCNLD | | $322,000 |