Key: 4688

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,780

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STIVALETTA GLENN 7 ROCKINGHAM AVE W ROXBURY, MA 02132	23.2-163-0	37 CANAL VIEW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STIVALETTA GLENN	04/06/2017	H	200,000	30402-218
LEBRUN THERESA M ESTATE O	03/31/2016	F	1	29551-80
LEBRUN THERESA M	05/12/1992	F	1	8015-170

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	%
		3	ALT/RENO		12/31/2019	TL	100	100
01375	06/27/2001	3	ALT/RENO	3,628	09/16/2003	TL	100	100

LAND

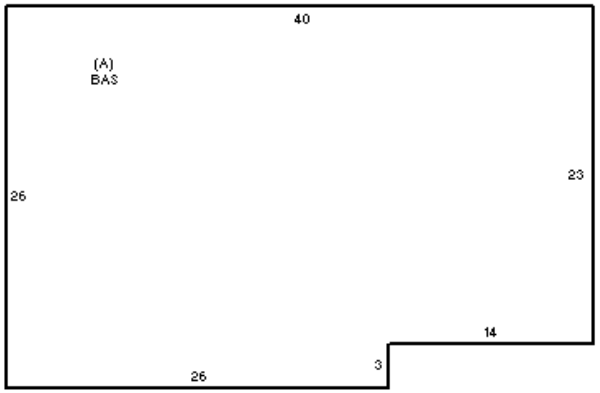
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,330	4 1.00	100 1.00	100 1.00	294,625	3.04	A 1.00	CGD 1.25			212,300

TOTAL	10,324 SF	ZONING	1	FRNT	0

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	212,300	187,900
BUILDING	186,500	165,100
DETACHED	7,400	7,100
OTHER	0	0
TOTAL	**406,200**	**360,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	13 X 13		169	19.14	2,900
SHF	G 1.20	10 0.90	10X14		140	19.71	2,500
OPS	G 1.20	10 0.90	8X14		112	20.16	2,000

PHOTO 03/20/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/20/2018	TL
LIST	3/20/2018	EST
REVIEW	12/31/2019	TL

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	998	DETAIL ADJ	1.000
$NLA(RCN)	$212	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	2	SLAB	0.95
EXT COVER	6	SHAKES	1.05
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	998	1950	200.25	199,848
	F11	O	FPL 1S 1OP	1		8,096.60	8,097
	MST	O	MAS/METAL STACK	1		4,030.10	4,030

TOTAL RCN	211,974

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$186,500