

Key: 4735

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.828

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BORCI MARIO J III & MONICA S BORCI 30 ADAMS ST WORCESTER, MA 01604				23.3-23-0				57 BOURNE NECK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BORCI MARIO J III & JOHNSON CHARLES W TR				03/18/2020	QS	250,000	32766-313				
CAUDLE SANDRA				06/22/2015	QS	212,000	28958-269				
				08/22/2006	N		21288-274				

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 %
B-20-61	04/30/2020	3	ALT/RENO	1,000	07/06/2020		100 100
151075	11/20/2015	14	SOLAR	39,800		JS	100 100
980308	06/10/1998	9	DECK	4,300	01/13/1999	JS	100 100
920531	10/13/1992	6	FENCE	1,000	03/11/1993	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,300	5	1.00	100	1.00	100	1.00	259,270	3.71	A	1.00	R07	1.10			183,320

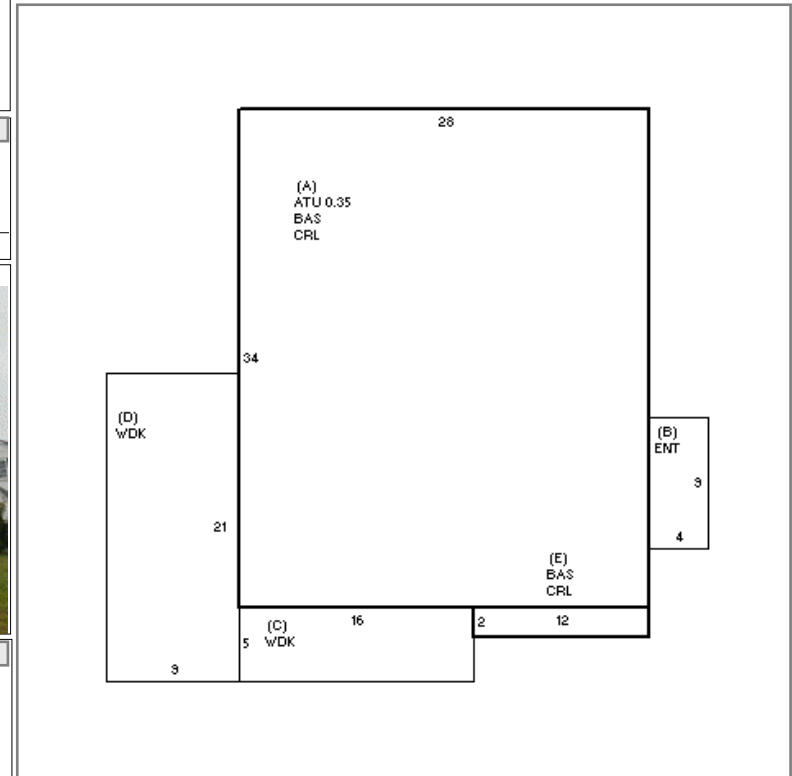
TOTAL	8,320 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE	LAND	183,300	184,400			
Infl1	AVG		BUILDING	197,000	174,300			
N_Index	AVG		DETACHED	8,300	7,900			
			OTHER	0	0			
			<b>TOTAL</b>	<b>388,600</b>	<b>366,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.90 30 0.70	14 X 20		280	42.24	8,300



BUILDING	CD	ADJ	DESC	MEASURE	3/9/2017	TL
MODEL	1		RESIDENTIAL	LIST	3/9/2017	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	3/9/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	259,198
NET AREA	976	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	CRL	N	BSMT CRAWL	976		22.21	21,677		
\$NLA(RCN)	\$266	OVERALL	1.070	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	976	1950	216.43	211,235		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	333		46.13	15,360		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ENT	N	ENCLOSED ENTRY	36		92.25	3,321		
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	269		28.27	7,604		
				INT. FINISH	1	PLASTER	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



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

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	\$197,000
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