Key: 4746

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,839

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COPPOLA ROBERT C 54 BOURNE NECK DR BUZZARDS BAY, MA 02532	23.3-34-0	54 BOURNE NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COPPOLA ROBERT C	12/04/2006	A		21576-27
COPPOLA DOMENICK J &	12/04/2006	F	98,333	21576-25
COPPOLA DOMENICK J	02/21/2006	N		20752-36

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

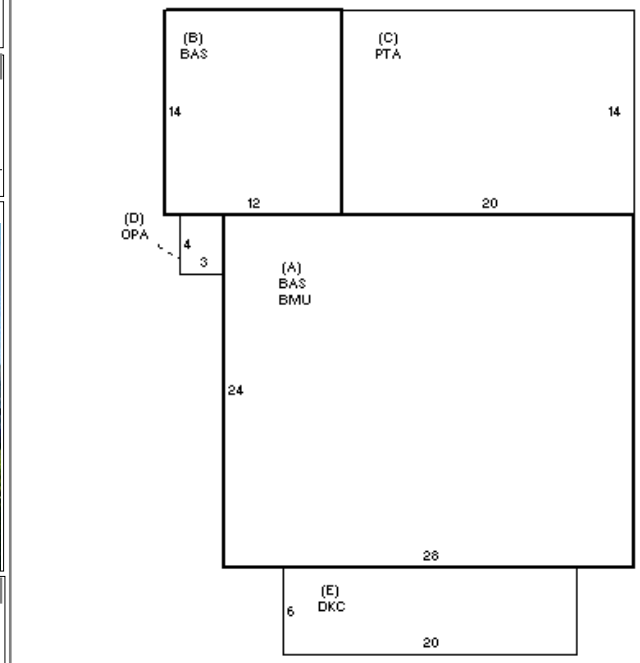
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		06/30/2023	SL	100	100
EXB-23-199	04/13/2023	3	ALT/RENO	39,950	06/30/2023	SL	100	100
EXB-22-558	08/31/2022	15	INSULATE/WEA	8,523			100	100
13560	08/26/2013	3	ALT/RENO	3,500	10/27/2016		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,200	5 1.00	100 1.00	100 1.00	259,270	3.07	A 1.00	R07 1.10			186,590

TOTAL	10,193 SF	ZONING	1	FRNT	0
Nbhd	TAY PT	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	186,600	187,700
BUILDING	196,800	140,500
DETACHED	0	0
OTHER	0	0
TOTAL	**383,400**	**328,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 8			0.00	

PHOTO 06/30/2023

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	6/28/2023	SL
LIST	10/25/2021	EST
REVIEW	7/3/2023	TL

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	840	DETAIL ADJ	1.000
$NLA(RCN)	$272	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	15	VINYL SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	4	ASPHALT TILE	1.00
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	672		46.95	31,552
+	BAS	L	BASE AREA	840	1950	202.27	169,908
C	PTA	N	PATIO	280		13.87	3,883
D	OPA	N	OPEN PORCH	12		96.98	1,164
E	DKC	N	DECK-COMPOSITE	120		64.05	7,686
	F11	O	FPL 1S 1OP	1		8,178.40	8,178
	FIX	O	XTRA FIXTURES	3		2,172.27	6,517

TOTAL RCN	228,887

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

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$196,800