

Key: 4753

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.846

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DICRISTOFARO DONALD C 9 BLUE SKY DRIVE HINGHAM, MA 02043				23.3-41-0				49 ACADEMY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DICRISTOFARO DONALD C				04/20/2004	A	115,100	18468-298				
DICRISTOFARO JANE H & J				04/20/2004	N		18468-295				
DICRISTOFARO DOMINIC ETUX				01/10/1990	XX		7019-82				

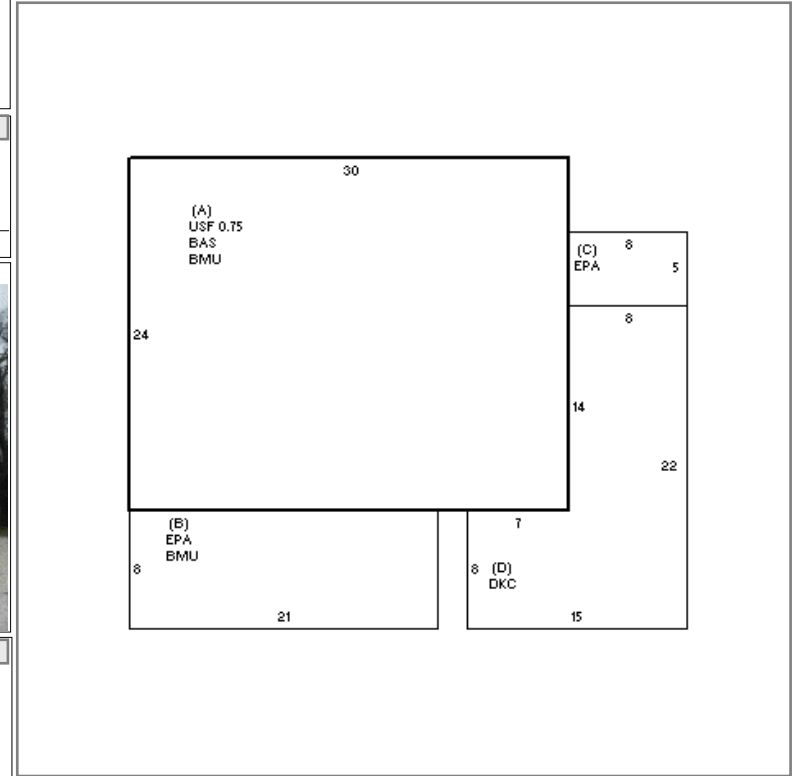
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-11	04/06/2021	2	ADDITIONS	30,000	12/22/2022	TL	100	100
H371	05/20/2020	2	ADDITIONS		07/01/2021	TL	100	100
19040	01/28/2019	2	ADDITIONS		08/26/2019	TL	100	100
14277	04/23/2014	2	ADDITIONS	25,000	03/12/2018	TL	100	100
990600	09/27/1999	3	ALT/RENO	7,000	12/08/1999	MS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,010	5	1.00	100	1.00	100	1.00	259,270	3.44	A	1.00	R07	1.10			184,540

DETACHED

TOTAL	9,017 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE	LAND	184,500	185,600			
Infl1	AVG		BUILDING	174,300	150,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	358,800	336,400			



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/04/2023

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2021	TL
MODEL	1		RESIDENTIAL	LIST	12/22/2022	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	12/22/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

UNIT

YEAR BLT	1940	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	198,110															
NET AREA	1,260	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	888		25.91	23,007	CONDITION ELEM	CD															
\$NLA(RCN)	\$157	OVERALL	0.700	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	720	1940	146.56	105,521	EXTERIOR	G															
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	540	1940	78.18	42,217	INTERIOR	G															
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	EPA	N	ENCLOSED PORCH	208		46.35	9,641	KITCHEN	G															
				FLOOR COVER	1	HARDWOOD	1.02	D	DKC	N	DECK-COMPOSITE	232		44.61	10,350	BATHS	G															
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	3		1,513.13	4,539	BATHS	G															
				HEATING/COOLING	7	FL/WALL UNIT	0.98		MST	O	MAS/METAL STACK	1		2,835.60	2,836	HEAT	A															
				FUEL SOURCE	2	GAS	1.00									ELECT	U															
				USE	0		1.00																									
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