

Key: 4771

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.885

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRENDELI PHILIP REV TRUST (50%) KAREN BRENDELI REV TRUST (50%) 50 ACADEMY DRIVE BUZZARDS BAY, MA 02532				23.3-62-0				50 ACADEMY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRENDELI PHILIP REV TRUST				07/22/2022	F	1	35264-333				
BRENDELI PHILIP ETUX				08/09/2019	QS	665,000	32214-116				
CARRIERO NANCY &				06/13/2019	F	1	32214-114				

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-23-322	11/15/2023	8	POOL	58,000			0	0
B-22-185	07/29/2022	2	ADDITIONS	100,000	06/08/2023	SL	55	67
B-22-186	07/29/2022	2	ADDITIONS	450,000	06/08/2023	SL	55	67
D-21-12	09/07/2021	5	DEMOLITIONS	200	12/22/2022	TL	100	100
EXB-21-304	05/01/2021	6	FENCE	9,596			100	100

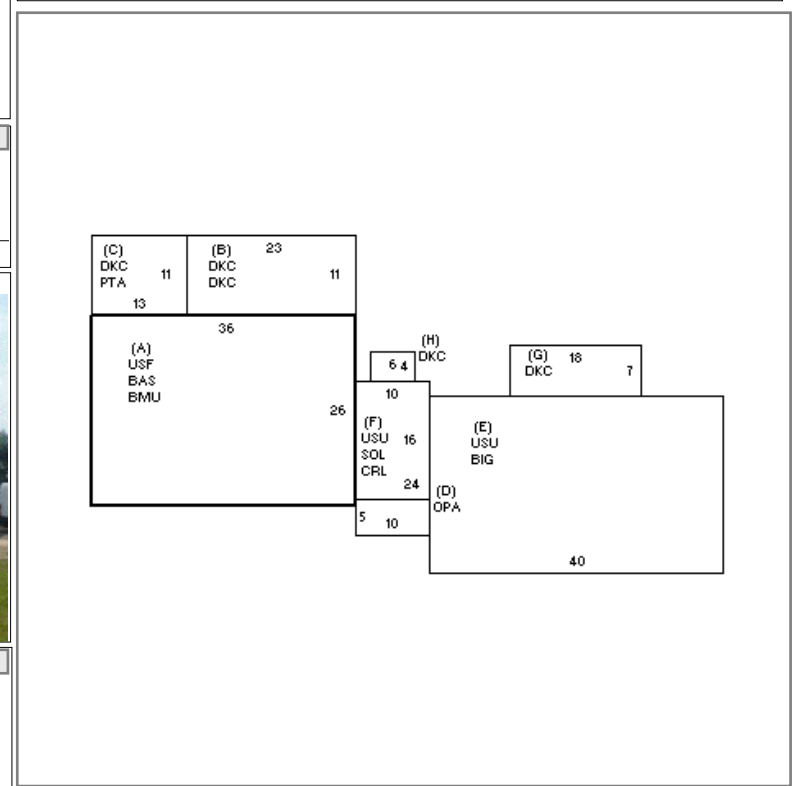
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	30,025	5	1.00	100	1.00	100	1.00	659,960	1.24	A	1.00	CEX	2.80				562,070

TOTAL	30,025 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE	LAND	562,100	497,500			
Infl1	AVG		BUILDING	563,200	357,200			
N_Index	AVG		DETACHED	0	1,200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,125,300</b>	<b>855,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/22/2022	SL
MODEL	1		RESIDENTIAL	LIST	12/22/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/8/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.010
NET AREA	1,872	DETAIL ADJ	1.000
\$NLA(RCN)	\$320	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	5	1.00	
BATHROOMS	3	1.00	
FIXTURES	11	1.00	
GARAGE CAPACITY	3	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		40.99	38,368
A	BAS	L	BASE AREA	936	1960	222.92	208,653
A	USF	L	UPPER STORY FIN	936	1960	121.01	113,269
+	DKC	N	DECK-COMPOSITE	799		69.75	55,730
C	PTA	N	PATIO	143		16.06	2,297
D	OPA	N	OPEN PORCH	50		91.59	4,580
E	BIG	N	BUILT-IN GARAGE	960		78.68	75,534
+	USU	N	UPPER STORY UNF	1,120		49.75	55,720
F	CRL	N	BSMT CRAWL	160		38.51	6,161
F	SOL	N	SOLARIUM	160		107.74	17,239
FIX	O		XTRA FIXTURES	6		2,394.02	14,364
GFP	O		GAS FIREPLACE	1		7,194.40	7,194

TOTAL RCN	599,107
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0 uc
ECON	0
DEPR	6 % GD 94
RCNLD	\$563,200