

Key: 4847

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.965

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRITTO ANNA ESTATE OF PO BOX 3124 BOURNE, MA 02532				23.4-41-0				23 BACK RIVER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BRITTO ANNA ESTATE OF BRITTO ANNA				02/14/2003	X XX			16395-332 00610-0338			

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	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	6	1.00	100	212,130	1.00	A	1.00	R04	0.90	194,750
200	A	0.918	6	1.00	100	84,780	1.00	A	1.00	R04	0.90	77,830
300	A	5.964	6	1.00	100	14,670	1.00	A	1.00	R04	0.90	87,490

TOTAL	7.800 Acres	ZONING	1	FRNT	248	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	360,100	354,000
Infl1	AVG					BUILDING	167,900	148,900
N_Index	AVG					DETACHED	12,000	13,100
						OTHER	0	0
						TOTAL	540,000	516,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 20X24		480	38.49	9,200
SHF	A	1.00	50 0.50 12X29		348	14.76	2,600
SHM	A	1.00	80 0.20 10X10		100	12.07	200

PHOTO 05/15/2023



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/15/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/15/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1924	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,120	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	560		46.72	26,164
\$NLA(RCN)	\$197	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96	A	BAS	L	BASE AREA	560	1924	220.40	123,422
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	560	1924	111.68	62,542
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	126		69.64	8,775
				FLOOR COVER	2	SOFTWOOD	1.02								
				INT. FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	220,903
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	\$167,900

