**Key: 4941**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,067

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| FORNACIARI GABRIELE B ETUX<br>FORNACIARI SUSAN A<br>1 COUNTRY HILL LANE<br>PLAINVILLE, MA 02762 | 24.1-32-0 | 40 SUNSET LN |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| FORNACIARI GABRIELE B ETU | 08/17/2017 | QS | 469,000 | 30704-220 |
| SPRAGG GLEN D | 05/21/2012 | F | | 26346-266 |
| SPRAGG GLEN D | 08/27/2007 | N | | 22291-187 |

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

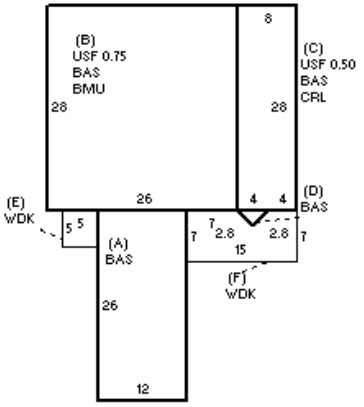
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 13 | OTHER | | 08/03/2016 | TL | 100 | 100 |
| 10018 | 01/25/2010 | 3 | ALT/RENO | 66,500 | 08/06/2013 | DB | 100 | 100 |
| 09439 | 09/15/2009 | 9 | DECK | 12,000 | 03/20/2018 | TL | 100 | 100 |
| 08590 | 10/27/2008 | 10 | WOODSTOVE | 4,500 | 09/14/2009 | TL | 100 | 100 |
| 08174 | 04/28/2008 | 3 | ALT/RENO | 60,500 | 09/14/2009 | TL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 9,000 | 4 1.00 | 100 1.00 | 100 1.00 | 589,250 | 3.44 | A 1.00 | CEX 2.50 | | | 419,370 |

| TOTAL | 9,017 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | BBAY | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 419,400 | 371,200 |
| BUILDING | 456,300 | 403,800 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | 875,700 | 775,000 |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | A 0.75 | 8 X 8 | | | 0.00 | |

PHOTO 03/20/2018

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | + | 1.05 | AVERAGE + [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 3/20/2018 | TL |
|---|---|---|
| LIST | 3/20/2018 | EST |
| REVIEW | 3/20/2018 | TL |

| YEAR BLT | 1950 | SIZE ADJ | 1.010 |
|---|---|---|---|
| NET AREA | 1,926 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $252 | OVERALL | 1.140 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.5 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 12 | 1.00 |
| GARAGE CAPACITY | 0 | 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 | 11 | HT WATER CL AIR | 1.05 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 1,044 | 1950 | 227.26 | 237,264 |
| B | BMU | N | BSMT UNFINISHED | 728 | | 55.65 | 40,514 |
| B | USF | L | UPPER STORY FIN | 546 | 1950 | 131.45 | 71,774 |
| C | CRL | N | BSMT CRAWL | 224 | | 41.42 | 9,278 |
| C | BAS | L | BASE AREA | 224 | 2007 | 227.26 | 50,907 |
| C | USF | L | UPPER STORY FIN | 112 | 2007 | 131.45 | 14,723 |
| + | WDK | N | WOOD DECK | 126 | | 47.77 | 6,020 |
| | WDK | N | WOOD DECK | 48 | | 76.64 | 3,679 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,649.80 | 10,650 |
| | FIX | O | XTRA FIXTURES | 7 | | 2,574.59 | 18,022 |
| | GFP | O | GAS FIREPLACE | 1 | | 7,737.40 | 7,737 |
| | JAC | O | JACUZZI | 1 | | 14,846.20 | 14,846 |

| TOTAL RCN | 485,414 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2013 / 9 | |
|---|---|---|
| COND | 6 6 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 6 | % GD 94 |
| RCNLD | | $456,300 |