

Key: 4975

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.104

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PETRACCA TIMOTHY SR & C/O PETRACCA TIMOTHY SR & LAUR 8 SHIPS PASSAGE BOURNE, MA 02532				24.1-68-0				8 SHIPS PASSAGE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PETRACCA TIMOTHY SR & LAU				06/14/2023	F	1	35841-38				
PETRACCA TIMOTHY SR & VACCARO CYNTHIA J TRS				09/29/2017	QS	893,500	30797-215				
				11/01/2016	F	1	30054-267/9				

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	%
181039	11/30/2018	3	ALT/RENO		09/21/2020	TL	100	100
		15	INSULATE/WEA	1,713			100	100
		12	CYCLICAL		05/04/2018	KT	100	100
06438	07/13/2006	2	ADDITIONS	75,000	09/19/2008	TL	100	100
950494	10/05/1995	4	DETACH.STRUC	15	11/13/1996	JC	100	100

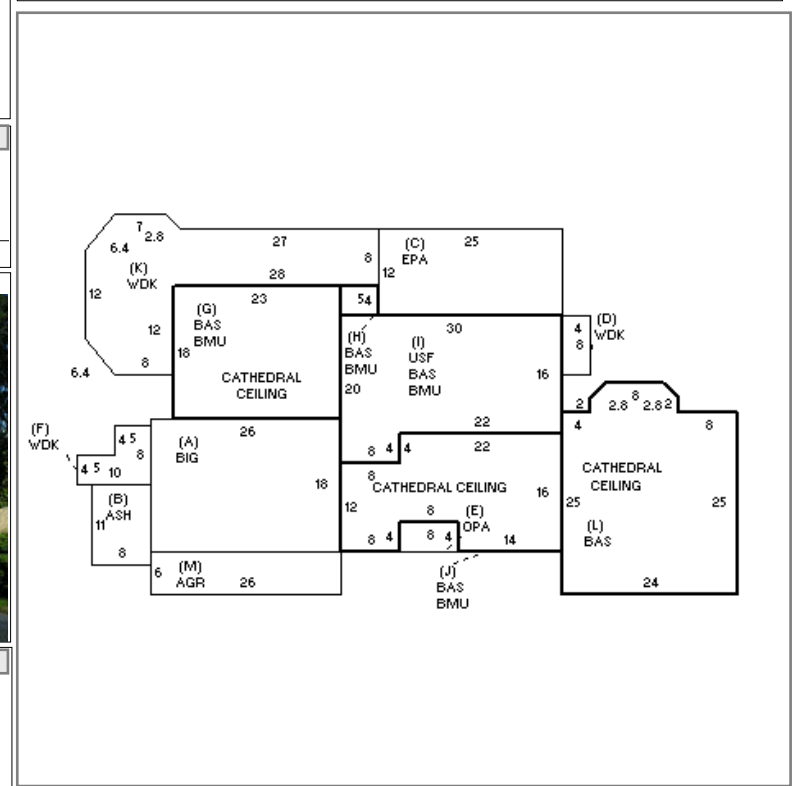
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	24,219	6	1.00	100	1.00	100	1.00	589,250	1.46	A	1.00	CEX	2.50		479,080

TOTAL	24,219 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	479,100	424,000			
Infl1	AVG		BUILDING	811,600	718,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,290,700	1,142,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	12/31/2002
BLDG COMMENTS	



BUILDING	CD	ADJ	DESC	MEASURE	8/27/2018	BC
MODEL	1		RESIDENTIAL	LIST	8/27/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/21/2020	
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,518	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	468		121.72	56,966
\$NLA(RCN)	\$347	OVERALL	1.150	EXT COVER	10	VERT BOARD	1.00	B	ASH	N	ATT SHED	88		37.03	3,259
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	300		101.27	30,382
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	WDK	N	WOOD DECK	560		33.16	18,571
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	32		126.48	4,047
				INT. FINISH	2	DRYWALL	1.00	+	BMU	N	BSMT UNFINISHED	1,362		49.60	67,551
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	BAS	L	BASE AREA	1,362	1983	266.82	363,408
				FUEL SOURCE	1	OIL	1.00	I	USF	L	UPPER STORY FIN	512	1983	170.83	87,463
				USE	0		1.00	L	BAS	L	BASE AREA	644	2006	266.82	171,831
								M	AGR	N	ATT GARAGE	156		133.09	20,762
									F11	O	FPL 1S 1OP	1		12,447.90	12,448
									FIX	O	XTRA FIXTURES	9		3,306.13	29,755
									MST	O	MAS/METAL STACK	1		6,196.00	6,196

TOTAL RCN	872,638
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE 2012 / 10	
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$811,600