

Key: 5030

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.160

LEGAL

LAND

DETACHED

BUILDING

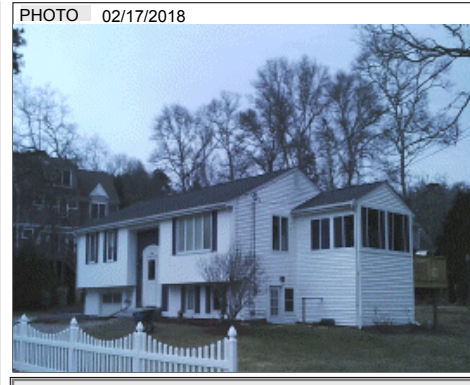
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | |
|--|--|--|--|---|----|---------|-----------|-------------|---|------------|--------------|--|--|
| STONIONIS CHRISTOPHER & REGINA STONIONIS 7 FARNUM RD BOURNE, MA 02532 | | | | 24.2-56-0 | | | | 7 FARNUM RD | | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | |
| | | | | STONIONIS CHRISTOPHER & AMBROSI ROBERTA & HSIEH ROSEMARIE A | | | | 09/01/2017 | H | 280,000 | 30741-321 | | |
| | | | | 10/19/2004 | QS | 385,000 | () | | | | | | |
| | | | | 08/13/2001 | QS | 255,000 | 14136-234 | | | | | | |

| 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 | % |
| EXB-21-302 | 04/30/2021 | 6 | FENCE | 600 | | | 100 | 100 |
| 18952 | 10/31/2018 | 9 | DECK | 3,500 | 04/01/2019 | RP | 100 | 100 |
| 17746 | 09/18/2017 | 3 | ALT/RENO | 2,700 | 04/01/2019 | RP | 100 | 100 |
| 454089 | 07/23/1989 | 4 | DETACH.STRUC | 15,000 | 04/17/1990 | JAB | 100 | 100 |

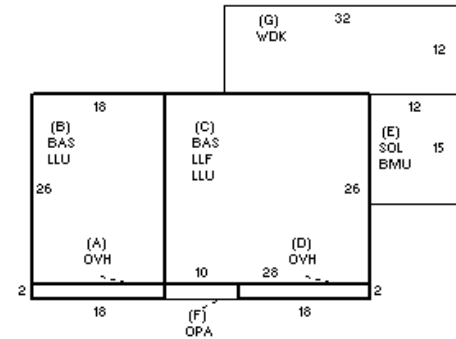
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 20,416 | 6 | 1.00 | 100 | 1.00 | 100 | 1.00 | 294,625 | 1.68 | A | 1.00 | R07 | 1.25 | | 232,080 |

| TOTAL | 20,430 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | BOURNE | NOTE | LAND | 232,100 | 205,400 | | | |
| Infl1 | AVG | | BUILDING | 309,500 | 274,000 | | | |
| N_Index | AVG | | DETACHED | 16,700 | 16,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 558,300 | 495,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|--------|
| DGF | A | 1.00 | G 0.80 24 X 24 | | 576 | 36.34 | 16,700 |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/1/2019 | RP |
|----------|----|------|---------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/1/2019 | EST |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1983 | SIZE ADJ | 1.010 |
|------------|-------|------------|-------|
| NET AREA | 1,996 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$199 | OVERALL | 1.040 |

| CAPACITY | UNITS | ADJ |
|-----------------|-------|------|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 8 | 1.00 |
| GARAGE CAPACITY | 1 | 1.00 |
| % BSMT FINISH | 61 | 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 | 4 | VINYL | 1.00 |
| 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 |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | OVH | L | OVERHANG | 72 | 1983 | 190.23 | 13,696 |
| + | LLU | N | LOWER LEVEL UNF | 1,196 | | 33.65 | 40,250 |
| + | BAS | L | BASE AREA | 1,196 | 1983 | 201.64 | 241,162 |
| C | LLF | L | LOWER LEVEL FIN | 728 | 1983 | 64.81 | 47,185 |
| E | BMU | N | BSMT UNFINISHED | 180 | | 64.48 | 11,607 |
| E | SOL | N | SOLARIUM | 180 | | 100.68 | 18,122 |
| F | OPA | N | OPEN PORCH | 20 | | 99.84 | 1,997 |
| G | WDK | N | WOOD DECK | 384 | | 22.44 | 8,615 |
| | BMG | O | BSMT GARAGE | 1 | | 7,487.30 | 7,487 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,237.00 | 6,711 |

| TOTAL RCN | 396.833 |
|----------------|---------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1997 / 25 |
|------------|------------|
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |

| RCNLD | \$309,500 |
|-------|-----------|
|-------|-----------|