Key: 5104

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,235

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NINO LUIS &	24.3-24-0	15 TROWBRIDGE RD
ANYELA NINO		
15 TROWBRIDGE RD		
BOURNE, MA 02532		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NINO LUIS &	11/17/2020	QS	455,000	33475-294
CARIBBEAN REALTY INC	02/15/2018	U	275,000	31085-249
ALJ REALTY CORPORATION	09/07/2017	O	160,000	30749-244

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1050	100	THREE-FAMILY		1	1 of 1

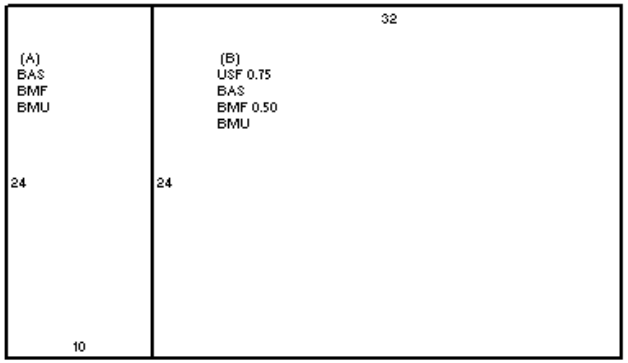
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20160	02/18/2020	3	ALT/RENO	7,200			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,780	6 1.00	100 1.00	100 1.00	212,130	1.66	A 1.00	R04 0.90			167,610

TOTAL	20,778 SF	ZONING	1	FRNT	0
Nbhd	BOURNE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	167,600	164,800
BUILDING	337,900	289,000
DETACHED	0	0
OTHER	0	0
TOTAL	**505,500**	**453,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/23/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/6/2018	KT
LIST	3/6/2018	EST
REVIEW	7/14/2023	RP

YEAR BLT	1945	SIZE ADJ	1.010
NET AREA	1,584	DETAIL ADJ	1.000
$NLA(RCN)	$260	OVERALL	1.160

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	3	1.10

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	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,008		42.72	43,065
A	BMF	N	BSMT FINISH	240		68.46	16,429
+	BAS	L	BASE AREA	1,008	1945	224.91	226,707
B	BMF	N	BSMT FINISH	384		68.46	26,287
B	USF	L	UPPER STORY FIN	576	1945	128.91	74,255
	F13	O	FPL 1S 3OP	1		10,333.50	10,334
	FIX	O	XTRA FIXTURES	6		2,495.12	14,971

TOTAL RCN	412,047

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$337,900