

Key: 5123

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.258

LEG
AL

LAN
D

DE
TA
CH
ED

BU
IL
D
ING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--|--------------|--|--|--|
| MILANO EDWARD ETUX VIRGINIA MILANO 7 SHORE RD BOURNE, MA 02532 | | | | 24.3-41-0 | | | | 7 SHORE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| MILANO EDWARD ETUX | | | | 06/13/2016 | QS | 389,000 | | 29722-172 | | | |
| 7 SHORE ROAD LLC | | | | 06/06/2014 | G | 227,500 | | 28189-29 | | | |
| NEAL DAVID GRANT TR | | | | 05/19/2014 | F | 28150-299 | | | | | |

| 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 % |
| PL-23-290 | 10/30/2023 | 3 | ALT/RENO | 5,000 | | | 0 0 |
| B-23-228 | 09/08/2023 | 2 | ADDITIONS | 150,000 | | | 0 0 |
| B-20-78 | 05/06/2020 | 6 | FENCE | 8,868 | 07/16/2020 | TL | 100 100 |
| 18830 | 09/26/2018 | 4 | DETACH.STRUC | 6,489 | 07/16/2020 | TL | 100 100 |
| 14579 | 07/21/2014 | 2 | ADDITIONS | 130,000 | 10/03/2016 | TL | 100 100 |

| 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 | 1.00 | 100 | 1.00 | 1.00 | R04 | 0.90 | 194,750 |
| 300 | A | 0.005 | 6 | 1.00 | 100 | 1.00 | 100 | 1.00 | 1.00 | R04 | 0.90 | 70 |

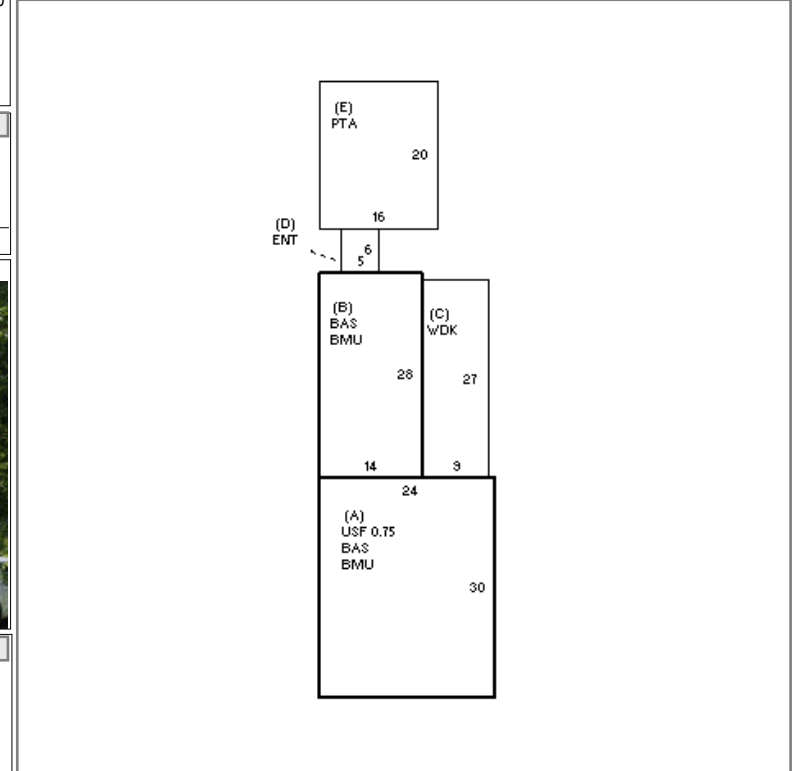
| TOTAL | 40,192 SF | ZONING | 1 | FRNT | 261 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|------------------|------------------------|---------|---------|----------|---------|----------|
| Nbhd | BOURNE | N O T E | 40,346 map 24.3 pcl 98 | | | LAND | 194,800 | 191,600 |
| Infl1 | AVG | | LAND | 429,800 | 380,400 | | | |
| N_Index | AVG | | DETACHED | 7,800 | 6,900 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | TOTAL | 632,400 | 578,900 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8 X 32 | 2018 | 256 | 15.23 | 3,500 |
| GHD | G | 1.20 | 10 0.90 10 X 16 | 2018 | 160 | 29.86 | 4,300 |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/16/2020 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/16/2020 | EST |
| STYLE | 9 | 1.20 | ANTIQUE [100%] | REVIEW | 7/16/2020 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1820 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 443,121 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,652 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | FOUN. WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,112 | | 46.41 | 51,603 | | |
| \$NLA(RCN) | \$268 | OVERALL | 1.260 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BAS | L | BASE AREA | 720 | 1820 | 244.30 | 175,894 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 540 | 1820 | 140.03 | 75,615 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | BAS | L | BASE AREA | 392 | 2014 | 244.30 | 95,764 | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.02 | C | WDK | N | WOOD DECK | 243 | | 32.96 | 8,009 | | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | D | ENT | N | ENCLOSED ENTRY | 30 | | 107.58 | 3,227 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | E | PTA | N | PATIO | 320 | | 17.30 | 5,537 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F | F21 | O | FPL 2S 10P | 1 | | 11,210.30 | 11,210 | | |
| | | | | USE | 0 | | 1.00 | | FIX | O | XTRA FIXTURES | 6 | | 2,710.22 | 16,261 | | |



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

| EFF.YR/AGE | 2016 / 6 |
|------------|-----------|
| COND | 3 3 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 3 % GD 97 |

| RCNLD | \$429,800 |
|-------|-----------|
|-------|-----------|