

Key: 5147

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.282

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FRUSTACI JOSEPH JR & JORDAN T CAHILL 21 WATERHOUSE RD BOURNE, MA 02532				24.3-66-0				21 WATERHOUSE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRUSTACI JOSEPH JR & WHYNOT BEVERLY				04/01/2015	QS	170,000	28775-119				
				05/07/2010	S	100,000	24535-332				
FEDERAL HOME LOAN MTG COR				10/30/2009	L	88,272	24128-308				

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-23-100	02/28/2023	3	ALT/RENO	2,200			100	100
10500	08/25/2010	9	DECK		03/11/2015	TL	100	100
10249	05/17/2010	3	ALT/RENO	7,000	08/05/2013	DB	100	100
120706	12/07/2006	2	ADDITIONS	15,000	10/24/2008	DB	100	100


LAND

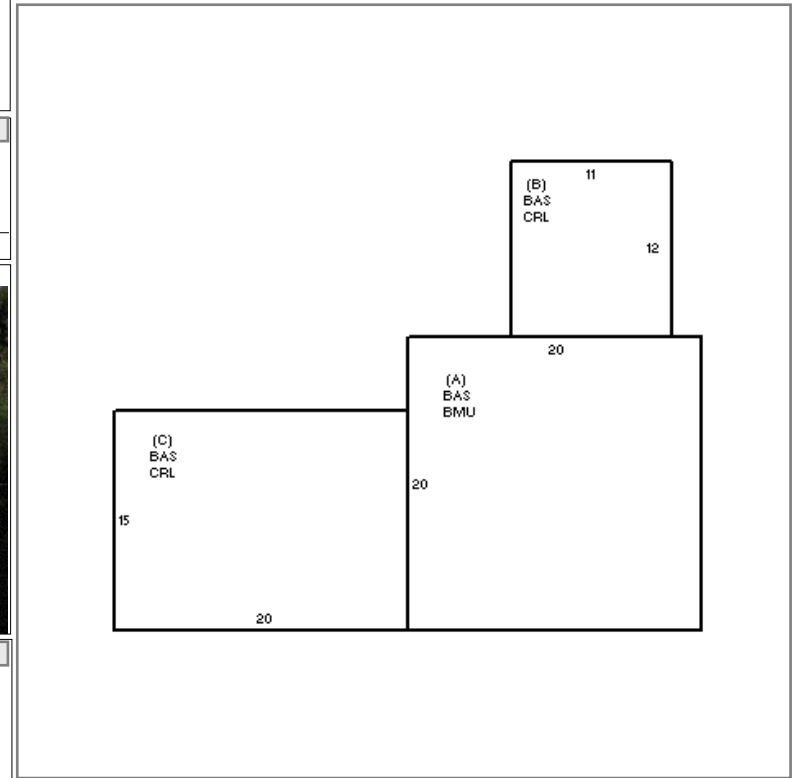
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,577	6	1.00	100	1.00	100	1.00	212,130	2.38	A	1.00	R04	0.90			157,430

DETACHED

TOTAL	13,591 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	157,400	154,800			
Infl1	AVG		BUILDING	158,200	140,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>315,600</b>	<b>294,800</b>			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/24/2008
SHF	A	1.00	50 0.50 6 X 6			0.00			



BUILDING	CD	ADJ	DESC	MEASURE	3/11/2015	TL
MODEL	1		RESIDENTIAL	LIST	3/11/2015	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	10/29/2016	DB
QUALITY	-	0.95	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	195.257
NET AREA	832	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	400		57.11	22,842		
\$NLA(RCN)	\$235	OVERALL	0.960	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	532	1950	184.47	98,139		
				ROOF SHAPE	1	GABLE	1.00	+	CRL	N	BSMT CRAWL	432		23.90	10,324		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	300	2008	184.47	55,341		
				FLOOR COVER	13	HARDWOOD-W/W	1.00		BMG	O	BSMT GARAGE	1		6,630.80	6,631		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	1		1,981.40	1,981		
				HEATING/COOLING	4	STEAM	0.99										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81

RCNLD	\$158,200
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