

Key: 5250

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.394

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION								
ALFANO PAUL & KAREN FOX ALFANO 160 JEFFERSON RD BOURNE, MA 02532				26.1-9-0				160 JEFFERSON RD								
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				ALFANO PAUL & ALFANO PAUL & KATHLEEN FO BANNAN KEVIN A & KATHLEEN				02/16/2022 07/09/2013 07/09/2013	F QS F	1 582,625	34911-194 27526-300-03 27526-297+8					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	11,100	7	1.00	100	1.00	100	1.00	848,520	2.85	A	1.00	CEX	3.60		615,750

LAND

TOTAL	11,108 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE				LAND	615,800	545,000
Infl1	AVG		BUILDING	422,600	357,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,038,400	902,700			

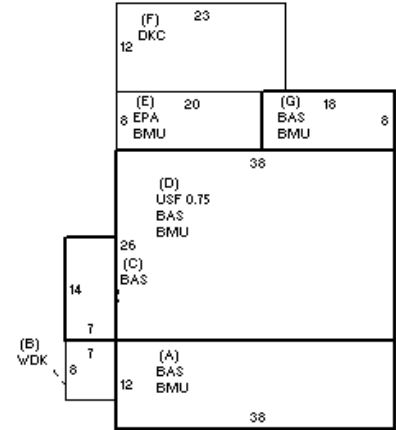
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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-22-260	05/02/2022	3	ALT/RENO		12/01/2022	SL	100 100
342	05/15/2020	9	DECK	5,000	12/01/2022	SL	100 100
19882	09/23/2019	15	INSULATE/WEA	5,821			100 100
19475	05/29/2019	15	INSULATE/WEA	3,608			100 100

DETACHED



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/1/2022	SL
MODEL	1		RESIDENTIAL	LIST	12/1/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	12/1/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,427	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$218	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	
ROOMS	9	1.00	FLOOR COVER	1	HARDWOOD	1.02	
BEDROOMS	5	1.00	INT. FINISH	1	PLASTER	1.00	
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03	
FIXTURES	8	1.00	FUEL SOURCE	2	GAS	1.00	
GARAGE CAPACITY	1	1.00	USE	0		1.00	
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,748		31.89	55,738
B	WDK	N	WOOD DECK	56		57.70	3,231
+	BAS	L	BASE AREA	1,686	1925	194.16	327,357
D	USF	L	UPPER STORY FIN	741	1925	116.93	86,642
E	EPA	N	ENCLOSED PORCH	160		79.35	12,697
F	DKC	N	DECK-COMPOSITE	276		67.52	18,636
	BMG	O	BSMT GARAGE	1		7,665.10	7,665
	F21	O	FPL 2S 1OP	1		9,472.80	9,473
	FIX	O	XTRA FIXTURES	3		2,290.13	6,870

TOTAL RCN	528,309
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$422,600