Key: 5286

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,428

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CAPE NORICK LLC C/O MARIANO RAYMOND V JR & 224 HAYDEN ROWE ST HOPKINTON, MA 01748	26.1-54-0	25 LAMONT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARIANO RAYMOND V JR &	10/30/2023	QS	875,000	36060-200
CAPE NORICK LLC	01/08/2020	O	400,000	32609-250
GREEN GEOFFREY M	06/16/2004	F	100	18720-189

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	%
H71	04/14/2020	3	ALT/RENO		04/20/2021		100	100
20291	03/27/2020	3	ALT/RENO	10,700	04/20/2021		100	100
		3	ALT/RENO		03/23/2020	TL	100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,731	7 1.00	100 1.00	100 1.00	424,260	2.09	A 1.00	BGD 1.80			320,950

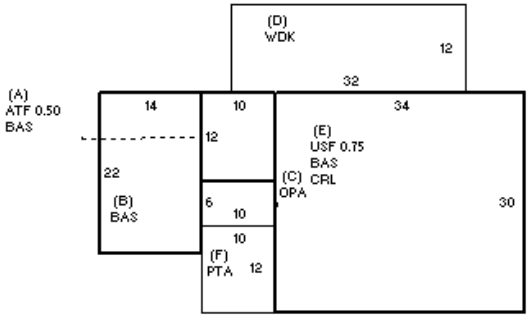
TOTAL	15,725 SF	ZONING	1	FRNT	0
Nbhd	GRAY GAB	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	321,000	284,100
BUILDING	470,000	331,200
DETACHED	0	0
OTHER	0	0
TOTAL	**791,000**	**615,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 10			0.00	

PHOTO 08/16/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/23/2020	TL
LIST	4/20/2021	EST
REVIEW	8/16/2023	RP

YEAR BLT	1986	SIZE ADJ	1.005
NET AREA	2,213	DETAIL ADJ	1.000
$NLA(RCN)	$224	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,140	1986	220.69	251,590
A	ATF	N	ATTIC FINISH	60		74.69	4,481
B	BAS	L	BASE AREA	308	2020	220.69	67,974
C	OPA	N	OPEN PORCH	60		92.19	5,531
D	WDK	N	WOOD DECK	384		25.70	9,867
E	CRL	N	BSMT CRAWL	1,020		24.48	24,970
E	USF	L	UPPER STORY FIN	765	1986	130.80	100,066
F	PTA	N	PATIO	120		17.19	2,063
	F21	O	FPL 2S 1OP	1		10,597.10	10,597
	FIX	O	XTRA FIXTURES	5		2,561.88	12,809
	MST	O	MAS/METAL STACK	1		4,801.10	4,801

TOTAL RCN	494,749

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

EFF.YR/AGE	2014 / 8		
COND	5 5 %		
FUNC	0		
ECON	0		
DEPR	5	% GD	95
RCNLD	$470,000		