

Key: 5296

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.438

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TESTA ENRICO V TRS OF 40 RUSSELL ROAD REALTY TRUST 40 RUSSELL ROAD BOURNE, MA 02532				26.1-64-0				40 RUSSELL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TESTA ENRICO V TRS OF 40				12/17/2019	F	1	32555-155				
TESTA ENRICO V				05/08/2015	O	450,000	28854-341				
GOLINI PAT J				01/18/2001	H		13494-255				

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	%
15909	10/13/2015	2	ADDITIONS	150,500	08/01/2017		100	100
2062	07/25/1988	4	DETACH STRUC	8,000	02/01/1992	HS	100	100
1186	10/13/1987	1	NEW CONSTRUC	100,000	02/01/1992	HS	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	7	1.00	100	1.00	100	1.00	424,260	1.00	A	1.00	BGD	1.80		389,510
300	A	0.112	7	1.00	100	1.00	100	1.00	29,340	1.00	A	1.00	BGD	1.80		3,290

TOTAL	1.030 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	N O T E garage/barn has 100 amps , heated & water	LAND	392,800	347,600			
Infl1	AVG		BUILDING	770,100	688,400			
N_Index	AVG		DETACHED	40,800	38,900			
			OTHER	0	0			
			TOTAL	1,203,700	1,074,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	V	1.30	20 0.80 30 X 40	1988	1,200	42.54	40,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/12/2016	BC
MODEL	1		RESIDENTIAL	LIST	8/1/2017	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/1/2017	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,203	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,170		43.43	50,814
\$NLA(RCN)	\$245	OVERALL	1.140	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,430	1988	204.69	292,710
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	987		25.44	25,109
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	976	1988	128.21	125,136
				FLOOR COVER	1	HARDWOOD	1.02	E	BIG	N	BUILT-IN GARAGE	483		93.38	45,103
				INT. FINISH	2	DRYWALL	1.00	+	CRL	N	BSMT CRAWL	1,057		24.24	25,619
				HEATING/COOLING	2	HOT WATER	1.02	G	BAS	L	BASE AREA	797	2015	204.69	163,141
				FUEL SOURCE	1	OIL	1.00	I	OPA	N	OPEN PORCH	105		81.72	8,580
				USE	0		1.00		DKC	N	DECK-COMPOSITE	128		74.78	9,572
									FIX	O	XTRA FIXTURES	10		2,536.39	25,364
									JAC	O	JACUZZI	1		14,625.70	14,626

TOTAL RCN	785,772	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2017 / 5	
COND	2 2 %	
FUNC	0	
ECON	0	
DEPR	2 % GD	98
RCNLD	\$770,100	

