

Key: 5297

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.439

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SCANZIO JANICE M 48 RUSSELL RD BOURNE, MA 02532				26.1-65-0				48 RUSSELL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCANZIO JANICE M				12/31/2007	F	100	22578-314				
SCANZIO ROBERT J &				03/11/2004	QS	428,000	18305-180				
GARLAND BENJAMIN J JR &					XX		01843-0118				

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	%
17700	09/05/2017	15	INSULATE/WEA	1,922			100	100
10065	03/05/2010	3	ALT/RENO	56,000	01/13/2014		100	100
04288	05/06/2004	3	ALT/RENO	12,000	11/04/2004	TL	100	100
04229	04/13/2004	3	ALT/RENO	8,000	06/04/2004	TL	100	100


LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	6,691	7	1.00	100	1.00	100	1.00	424,260	4.53	A	1.00	BGD	1.80			295,420

TOTAL	6,708 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE				LAND	295,400	261,500
Infl1	AVG		BUILDING	251,400	222,500			
N_Index	AVG		DETACHED	12,200	11,600			
			OTHER	0	0			
						TOTAL	559,000	495,600

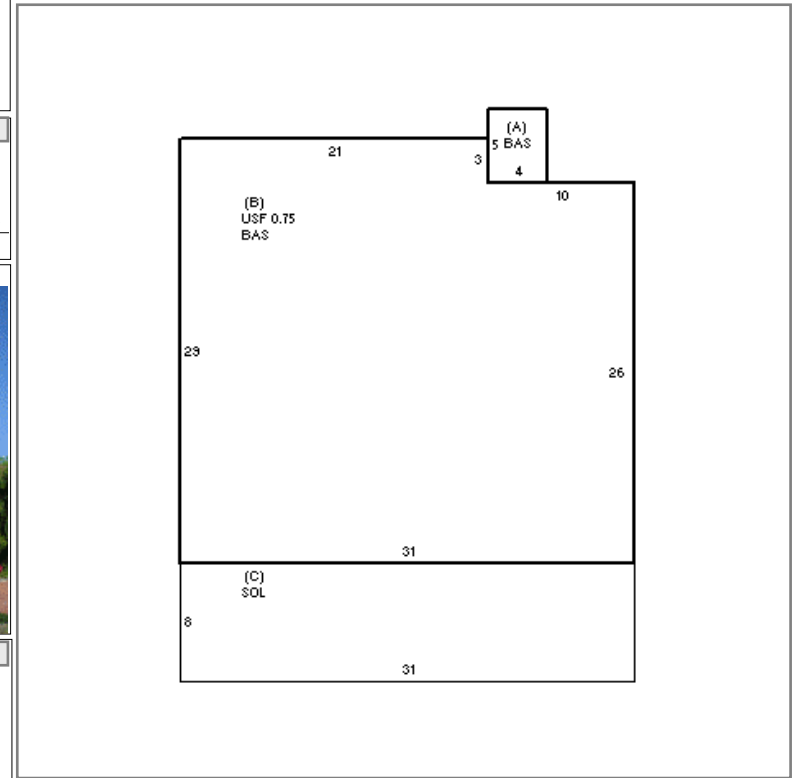
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/31/2002
DGF	A	1.00	A 0.75	20 X 20		400	40.60	12,200	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/4/2004	TL
MODEL	1		RESIDENTIAL	LIST	6/4/2004	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/22/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1935	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,541	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00
\$NLA(RCN)	\$204	OVERALL	1.060	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	8	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	5	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	6	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	0	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	TOTAL RCN	314,210
+	BAS	L	BASE AREA	889	1935	222.92	198,176		
B	USF	L	UPPER STORY FIN	652	1935	122.23	79,694		
C	SOL	N	SOLARIUM	248		96.95	24,043		
	F21	O	FPL 2S 1OP	1		9,902.50	9,903		
	FIX	O	XTRA FIXTURES	1		2,394.40	2,394		

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	\$251,400
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