

Key: 5305

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.447

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
DISTEFANO JOSEPH & MARIA LISA 300 WESTERN AVE BRIGHTON, MA 02134		26.1-75-0		4 CROSS RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DISTEFANO JOSEPH & MARIA OCONNOR BARTLEY F ET UX T		10/26/2017	QS XX	825,000	30853-121 03778-0298

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 %
18499	06/14/2018	3	ALT/RENO	24,000	01/07/2019	TL	100 100
18155	03/01/2018	3	ALT/RENO	91,000	01/07/2019	TL	100 100


LAND

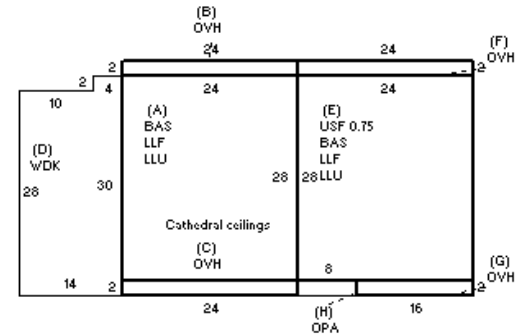
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,333 7	1.00	100	1.00	518,540	4.16	A	1.00	BVG	2.20	363,280

TOTAL	7,318 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE Bay and canal views per MLS	LAND	363,300	321,500			
Infl1	AVG		BUILDING	600,100	531,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	963,400	852,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/08/2019





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2018	TL
MODEL	1		RESIDENTIAL	LIST	8/30/2018	EST
STYLE	17	1.05	RAISED CAPE [100%]	REVIEW	8/30/2018	BC
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	625,104
NET AREA	3,368	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	LLU	N	LOWER LEVEL UNF	1,344		38.81	52,161		
\$NLA(RCN)	\$186	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	+	LLF	L	LOWER LEVEL FIN	1,344	1983	66.05	88,772		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,344	1983	234.55	315,237		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	176	1983	225.97	39,770		
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	400		26.65	10,661		
				INT. FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	504	1983	137.29	69,195		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	H	OPA	N	OPEN PORCH	16		118.61	1,898		
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	1		8,893.80	8,894		
				USE	0		1.00		F21	O	FPL 2S 1OP	1		10,991.30	10,991		
									FIX	O	XTRA FIXTURES	8		2,657.20	21,258		
									KIT	O	EXTRA KITCHEN	1		6,267.30	6,267		

CONDITION ELEM	CD	
EXTERIOR	V	
INTERIOR	V	
KITCHEN	V	
BATHS	V	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2015 / 7	
COND	4	4 %
FUNC	0	
ECON	0	
DEPR	4	% GD 96
RCNLD	\$600,100	