Key: 5318

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,460

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TRANIELLO ANTHONY JR ADELE TRANIELLO 93 GILDER RD BUZZARDS BAY, MA 02532	26.1-91-0	93 GILDER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TRANIELLO ANTHONY JR	12/02/1991	XX		7776-343

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	%
		3	ALT/RENO		09/30/2020	TL	100	100
20093	01/31/2020	3	ALT/RENO	4,722			100	100
05767	10/31/2005	2	ADDITIONS	60,000	05/15/2008	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	6,830	7 1.00	100 1.00	100 1.00	848,520	4.45	A 1.00	CEX 3.60			591,630

TOTAL	6,839 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

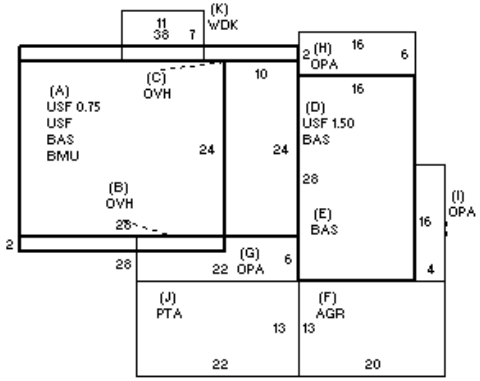
NOTE: ALSO OWNS PARCEL 90 WHICH IS UNBUILDABLE (garage is on pcl 90)

ASSESSED	CURRENT	PREVIOUS
LAND	591,600	523,600
BUILDING	622,000	550,400
DETACHED	17,100	16,300
OTHER	0	0
TOTAL	**1,230,700**	**1,090,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G 1.20	10 0.90	13 X 24+7 X		389	48.72	17,100

PHOTO 12/31/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/15/2014	TL
LIST	7/15/2014	EST
REVIEW	2/7/2020	TL

YEAR BLT	1936	SIZE ADJ	0.995
NET AREA	3,028	DETAIL ADJ	1.000
$NLA(RCN)	$208	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2.75	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	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
A	BMU	N	BSMT UNFINISHED	672		53.91	36,226
A	USF	L	UPPER STORY FIN	672	1936	121.76	81,821
+	USF	L	UPPER STORY FIN	864	2005	121.76	105,199
+	OVH	L	OVERHANG	132	1936	212.09	27,996
+	BAS	L	BASE AREA	912	1936	220.15	200,775
E	BAS	L	BASE AREA	448	2005	220.15	98,627
F	AGR	N	ATT GARAGE	260		81.74	21,252
+	OPA	N	OPEN PORCH	292		68.92	20,126
J	PTA	N	PATIO	286		15.92	4,555
K	WDK	N	WOOD DECK	77		51.53	3,968
	F21	O	FPL 2S 1OP	1		10,316.40	10,316
	FIX	O	XTRA FIXTURES	7		2,493.97	17,458

TOTAL RCN	628,317

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

EFF.YR/AGE	2019 / 3		
COND	2 2 %		
FUNC	0		
ECON	0		
DEPR	1	% GD	99
RCNLD	$622,000		