Key: 5345

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,488

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEONE CHRISTINA A -TR 24 GILDER ROAD TRUST 24 GILDER RD BOURNE, MA 02532	26.1-120-0	24 GILDER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEONE CHRISTINA A -TR	07/17/2017	F		30630-336
LEONE IRENE T TR OF	08/24/2010	F	1	24775-100
LEONE AMEDEO C TR OF	08/28/2001	F		14178-294

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	%
EXB-22-125	03/09/2022	3	ALT/RENO	36,169	11/17/2022	SL	100	100
171049	12/26/2017	15	INSULATE/WEA	5,000	05/07/2018	TL	100	100
14034	01/23/2014	9	DECK	15,000	05/07/2018	TL	100	100
13014	01/11/2013	3	ALT/RENO	6,500	05/07/2018	TL	100	100
12340	05/21/2012	3	ALT/RENO	5,000	05/07/2018	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	11,280	7 1.00	100 1.00	100 1.00	518,540	2.81	A 1.00	BVG 2.20			376,920

TOTAL	11,282 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

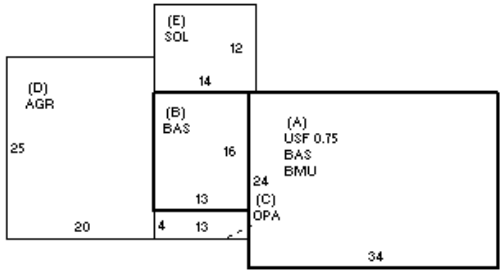
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	376,900	333,600
BUILDING	339,400	300,400
DETACHED	0	0
OTHER	0	0
TOTAL	**716,300**	**634,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/17/2022



BLDG COMMENTS

BUILDING

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

MEASURE	11/17/2022	SL
LIST	11/17/2022	EST
REVIEW	11/17/2022	SL

YEAR BLT	1965	SIZE ADJ	1.010
NET AREA	1,636	DETAIL ADJ	1.000
$NLA(RCN)	$259	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	12	BRICK VENEER	1.10
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		43.09	35,162
A	USF	L	UPPER STORY FIN	612	1965	128.49	78,636
+	BAS	L	BASE AREA	1,024	1965	226.85	232,290
C	OPA	N	OPEN PORCH	52		90.56	4,709
D	AGR	N	ATT GARAGE	500		73.03	36,517
E	SOL	N	SOLARIUM	168		113.26	19,028
	F21	O	FPL 2S 1OP	1		10,409.60	10,410
	FIX	O	XTRA FIXTURES	3		2,516.63	7,550

TOTAL RCN	424,301

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			$339,400