

Key: 5388

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.534

LEGAL

LAND

DETACHED

BUILDING

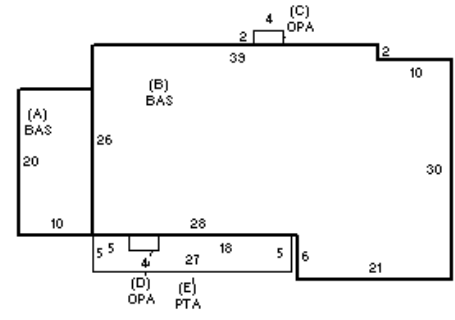
CURRENT OWNER				PARCEL ID				LOCATION					
TARANTINO PATRICIA TRUST & JOSEPH TARANTINO TRUST				26.1-173-0				35 BENEDICT RD					
35 BENEDICT RD				TRANSFERS HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
BOURNE, MA 02532				TARANTINO PATRICIA TRUST				12/28/2022	F	1	35565-20		
				TARANTINO JOSEPH & PATRIC				07/12/2007	H	1,070,000	22181-135		
				SHAW HOWARD W &					XX		04072-00175		

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
08584	10/24/2008	3	ALT/RENO	5,500	07/21/2014	
07584	09/27/2007	3	ALT/RENO		03/26/2008	TL
07585	09/27/2007	3	ALT/RENO	1,300	03/26/2008	TL
940224	05/19/1994	4	DETACH.STRUC	2,695	04/07/1995	JS

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	17,830	7	1.00	100	1.00	100	1.00	1,225,640	1.88	A	1.00	BSP	5.20		944,310

TOTAL	17,816 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	944,300	835,700			
Infl1	AVG		BUILDING	462,800	409,500			
N_Index	AVG		DETACHED	1,800	1,800			
			OTHER	102,600	90,800			
			TOTAL	1,511,500	1,337,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	A	1.00	10 0.90		43	26.50	1,000
PTD	A	1.00	A 0.75 12 X 22		264	4.23	800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2014	DB
MODEL	1		RESIDENTIAL	LIST	4/28/2014	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	4/28/2014	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	608,941
NET AREA	2,869	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,580	1930	235.01	371,308	CONDITION ELEM	CD
\$NLA(RCN)	\$212	OVERALL	1.220	EXT COVER	7	STUCCO	1.20	+	OPA	N	OPEN PORCH	16		121.78	1,948	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	E	PTA	N	PATIO	127		18.31	2,325	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00		USF	L	UPPER STORY FIN	1,289	1930	133.18	171,673	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02		BMU	N	BSMT UNFINISHED	324		78.64	25,478	BATHS	A
				INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	2		11,284.35	22,589	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	5		2,728.02	13,640	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$462,800

Key: 5388

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.535

LEG
A
L

CURRENT OWNER		PARCEL ID	LOCATION			
TARANTINO PATRICIA TRUST & JOSEPH TARANTINO TRUST 35 BENEDICT RD BOURNE, MA 02532		26.1-173-0	35 BENEDICT RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

L
A
N
D

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd Infl1 N_Index	NOTE		LAND BUILDING DETACHED OTHER TOTAL	102,600	

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2014	DB
MODEL	1		RESIDENTIAL	LIST	4/28/2014	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	4/28/2014	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

YEAR BLT	1930	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	134,941
NET AREA	570	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	864		64.25	55,515	CONDITION ELEM	CD
\$NLA(RCN)	\$237	OVERALL	0.900	EXT COVER	7	STUCCO	1.20	+	USF	L	UPPER STORY FIN	570	1930	101.01	57,576		
				ROOF SHAPE	1	GABLE	1.00	B	SOL	N	SOLARIUM	276		79.17	21,850	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	A
				FLOOR COVER	12	OTHER	1.00									BATHS	A
				INT. FINISH	1	PLASTER	1.00									HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.5	1.00														
ROOMS		3	1.00														
BEDROOMS		2	1.00														
BATHROOMS		1	1.00														
FIXTURES		5	1.00														
GARAGE CAPACITY		3	1.00														
% BSMT FINISH		0	1.00														
# OF HALF BATHS		0	1.00														
# OF UNITS		0	1.00														
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$102,600