Key: 5403

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,550

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RAFTELIS NICHOLAS D & C/O RAFTELIS MARY 38 SEABREEZE DR BOURNE, MA 02532	26.1-190-0	38 SEABREEZE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RAFTELIS MARY	06/16/2023	F	1	35847-258
RAFTELIS NICHOLAS D &	04/10/1996	QS	135,000	10143-132

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

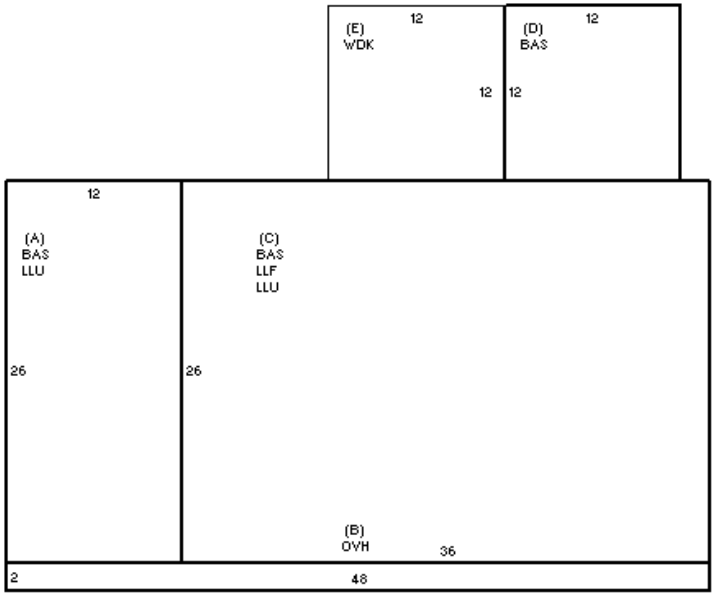
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13225	04/11/2013	3	ALT/RENO	7,000	05/31/2013		100	100
960155	05/01/1996	10	WOODSTOVE	500	06/17/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,443	7 1.00	100 1.00	100 1.00	318,195	2.26	A 1.00	BAV 1.35			237,990

TOTAL	14,462 SF	ZONING	1	FRNT	0
Nbhd	GRAY GAB	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	238,000	210,600
BUILDING	317,000	280,600
DETACHED	0	0
OTHER	0	0
TOTAL	**555,000**	**491,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8 X 12			0.00	

PHOTO 11/06/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/6/2013	JB
LIST	11/6/2013	EST
REVIEW	2/27/2014	JB

YEAR BLT	1986	SIZE ADJ	1.005
NET AREA	2,424	DETAIL ADJ	1.000
$NLA(RCN)	$168	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	65	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	1	WOOD SHINGLE	1.02
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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	1,248		31.26	39,013
B	OVH	L	OVERHANG	96	1986	182.01	17,473
C	LLF	L	LOWER LEVEL FIN	936	1986	54.80	51,291
+	BAS	L	BASE AREA	1,392	1986	188.92	262,979
E	WDK	N	WOOD DECK	144		39.71	5,719
	BMG	O	BSMT GARAGE	1		7,163.60	7,164
	F11	O	FPL 1S 1OP	1		8,058.10	8,058
	FIX	O	XTRA FIXTURES	5		2,140.24	10,701
	MST	O	MAS/METAL STACK	1		4,011.00	4,011

TOTAL RCN	406,409
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$317,000