

Key: 5532

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.674

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CARDOZA MARCIA JOY PO BOX 3083 BOURNE, MA 02532				26.2-123-0				48 BACK RIVER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARDOZA MARCIA JOY				12/15/2011	N		25922-259/60				
CARDOZA MANUEL J JR				09/12/2007	F		22328-321				
CARDOZA MANUEL J JR				01/31/2006	N		20698-60				

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-20-80	06/26/2020	14	SOLAR	12,760			100	100
20245	03/19/2020	3	ALT/RENO	18,813			100	100
17145	03/03/2017	15	INSULATE/WEA	1,485			100	100
07372	07/02/2007	3	ALT/RENO		02/27/2008	TL	100	100
06775A	12/12/2006	4	DETACH.STRUC	9,000	01/02/2008	TL	100	100

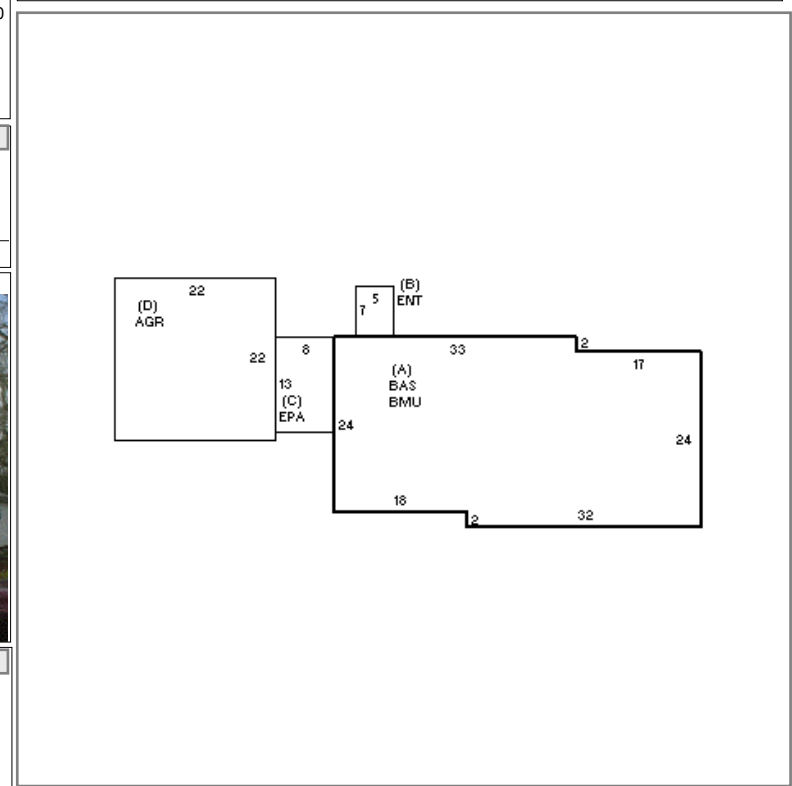
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	6	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00	R04	0.90	194,750
300	A	0.082	6	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R04	0.90	1,200

TOTAL	43,560 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	196,000	192,700			
Infl1	AVG		BUILDING	277,500	245,600			
N_Index	AVG		DETACHED	4,400	4,200			
			OTHER	0	0			
TOTAL				477,900	442,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75		400	14.76	4,400



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	3/17/2017	TL
MODEL	1		RESIDENTIAL	LIST	3/17/2017	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/17/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,230	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,230		32.10	39,485
\$NLA(RCN)	\$282	OVERALL	0.990	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,230	1960	188.89	232,339
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	ENT	N	ENCLOSED ENTRY	35		84.95	2,973
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	C	EPA	N	ENCLOSED PORCH	104		82.67	8,598
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.02	D	AGR	N	ATT GARAGE	484		62.11	30,059
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00		BSF	N	BSMT SEMI-FIN	432		18.48	7,982
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02		F12	O	FPL 1S 2OP	2		8,460.35	16,921
FIXTURES	9	1.00		FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	4		2,139.83	8,559
GARAGE CAPACITY	0	1.00		USE	0		1.00								
% BSMT FINISH	0	1.00													
# OF HALF BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	346,916	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			U

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$277,500