

Key: 5561

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.702

LEGAL LAND

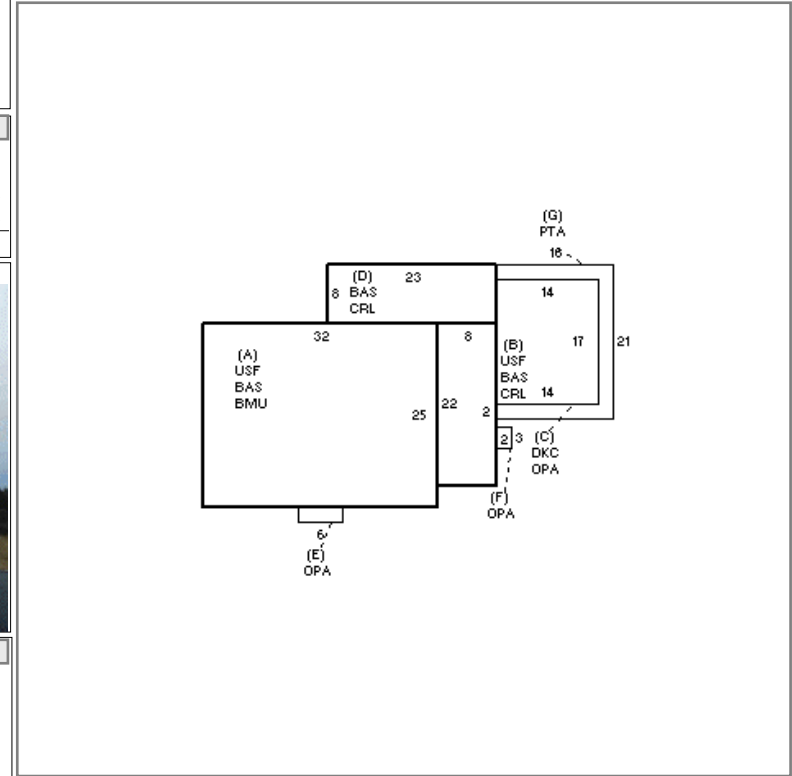
CURRENT OWNER				PARCEL ID				LOCATION				
DELLA VOLPE JOHN DAVID & LINDA MOORADIAN DELLA VOLPE				26.3-8-0				40 BENEDICT RD				
43 OLD PICKARD RD CONCORD, MA 01742				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DELLA VOLPE JOHN DAVID & MCCANN CHARLES & MCCANN DOROTHY E				09/02/2020	O	558,500	33224-314	
								09/02/2020	F	1	33224-311	
									XX		01959-0152	

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	%
E-21-790	12/04/2021	3	ALT/RENO	12,000	02/06/2023	SL	100	100
B-21-197	08/03/2021	3	ALT/RENO	175,000	03/31/2022	TL	100	100
06168	03/27/2006	2	ADDITIONS		02/06/2023	SL	100	100
990633	10/18/1999	3	ALT/RENO	8,820	06/18/2009	TL	100	100
					08/07/2000	TL	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,100	7	1.00	100	1.00	100	1.00				517,830
						707,100	2.64	A	1.00	BEX	3.00	

TOTAL	12,110 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE				LAND	517,800	458,300
Inf1	AVG		BUILDING	427,200	330,300			
N_Index	AVG		DETACHED	2,600	0			
			OTHER	0	0			
						TOTAL	947,600	788,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 9X16		144	19.71	2,600



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2023	SL
MODEL	1		RESIDENTIAL	LIST	3/28/2023	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/24/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BU I L D I N G

YEAR BLT	1955	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	485,440				
NET AREA	2,136	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	800		51.97	41,580	CONDITION ELEM	CD				
\$NLA(RCN)	\$227	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,160	1955	216.75	251,433	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	976	1955	121.55	118,633	INTERIOR	G				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	CRL	N	BSMT CRAWL	360		38.68	13,925	KITCHEN	G				
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	256		66.45	17,011	BATHS	G				
				INT. FINISH	2	DRYWALL	1.00	C	DKC	N	DECK-COMPOSITE	238		70.90	16,874	HEAT	A				
				HEATING/COOLING	9	WARM-COOL AIR	1.03	G	PTA	N	PATIO	98		16.43	1,610	ELECT	U				
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,946.40	9,946						
				USE	0		1.00		FIX	O	XTRA FIXTURES	6		2,404.65	14,428						
CAPACITY		UNITS	ADJ															EFF.YR/AGE		2007 / 15	
STORIES		2	1.00															COND	12	12 %	
ROOMS		8	1.00															FUNC	0		
BEDROOMS		3	1.00															ECON	0		
BATHROOMS		2	1.00															DEPR	12	% GD	88
FIXTURES		11	1.00															RCNLD		\$427,200	
GARAGE CAPACITY		0	1.00																		
% BSMT FINISH		0	1.00																		
# OF HALF BATHS		1	1.00																		
# OF UNITS		1	1.00																		