

Key: 5571

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.712

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROLPH BRADFORD F & DAWN M PISCHEOLA 96 CHRISTIAN HILL RD UPTON, MA 01568-1214				26.3-24-0				5 SUNNY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROLPH BRADFORD F & DICKEY WILLIAM R				01/31/2005	QS	359,900	19490-9				
				08/17/2001	F	1	14149-223				
R C HOMES INC				03/06/2000	N	15,000	12867-219				


LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,500 7	1.00	100	1.00	100	1.00	A	1.00	BAV	1.35	227,520

DETACHED

TOTAL	9,496 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	227,500	201,400			
Infl1	AVG		BUILDING	269,000	240,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	496,500	442,100			

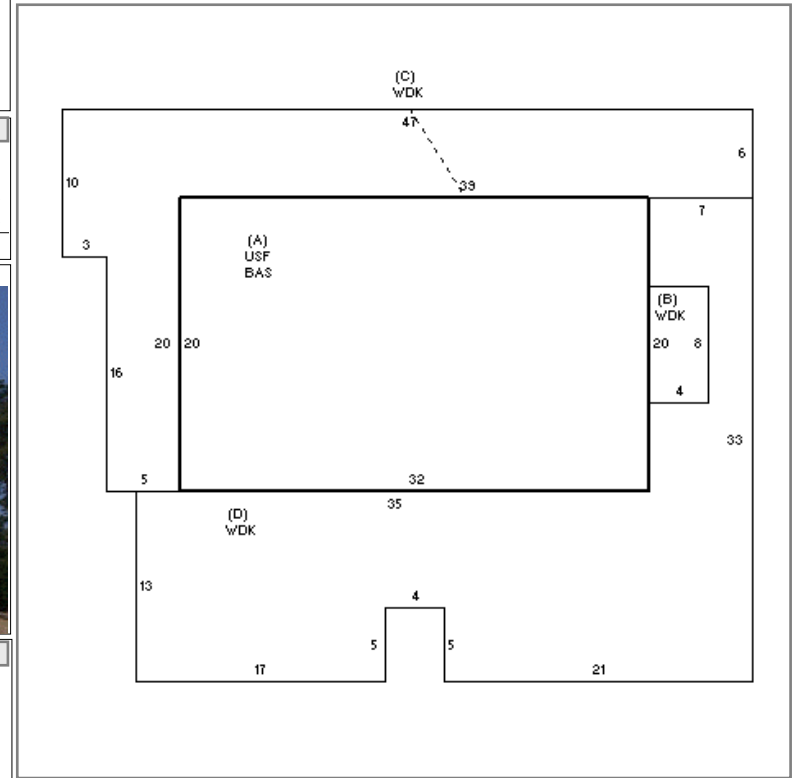
BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/14/2001
SHF	A	1.00	10 0.90 8 X 10			0.00			

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2019	TL
MODEL	1		RESIDENTIAL	LIST	9/13/2019	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	2/26/2020	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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 %
19400	05/13/2019	3	ALT/RENO	70,000	02/26/2020	TL	100 100
200635	10/03/2000	1	NEW CONSTRUC	134,000	01/24/2002	TL	100 100
950634	12/12/1995	1	NEW CONSTRUC	50,000	08/07/2000	TL	100 100



YEAR BLT	2000	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	289,299
NET AREA	1,280	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	640	2000	251.03	160,660	CONDITION ELEM	CD
\$NLA(RCN)	\$226	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	640	2000	132.33	84,689	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+ WDK	N	WOOD DECK	1,092		25.99	28,386	INTERIOR	G
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	FIX	O	XTRA FIXTURES	3	2,591.77	7,775		7,775	KITCHEN	G	
ROOMS	4	1.00	FLOOR COVER	12	OTHER	1.00	GFP	O	GAS FIREPLACE	1	7,788.70	7,789		7,789	BATHS	G	
BEDROOMS	2	1.00	INT. FINISH	1	PLASTER	1.00									HEAT	A	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02									ELECT	U	
FIXTURES	8	1.00	FUEL SOURCE	2	GAS	1.00											
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															

EFF.YR/AGE	2012 / 10
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$269,000