

Key: 5642

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.784

LEGAL

LAND

DETACHED

BUILDING

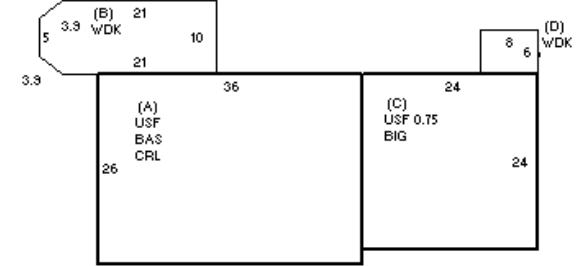
CURRENT OWNER				PARCEL ID				LOCATION					
SERGIO THOMAS J & MARYANNE SERGIO				26.3-78-0				25 MASHNEE RD					
25 MASHNEE RD				BOURNE, MA 02532				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
				SERGIO THOMAS J &				10/31/1996		QS		91,000	10462-295

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 %
B-21-422	12/15/2021	3	ALT/RENO		04/26/2023	TL	100 100
15771	09/02/2015	2	ADDITIONS	50,000	04/26/2023	TL	100 100
14949	11/10/2014	3	ALT/RENO	4,500			100 100
960530	10/29/1996	3	ALT/RENO	28,000			100 100
		1	NEW CONSTRUC	100,000	01/29/1998	JS	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	7	1.00	100	1.00	100	1.00	318,195	1.00	A	1.00	BAV	1.35		292,130
300	A	0.192	7	1.00	100	1.00	100	1.00	22,005	1.00	A	1.00	BAV	1.35		4,220

TOTAL	1.110 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	296,400	262,300			
Infl1	AVG		BUILDING	425,600	305,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	722,000	567,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2023	TL
MODEL	1		RESIDENTIAL	LIST	4/26/2023	VER
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/26/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	500,719			
NET AREA	2,304	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CRL	N	BSMT CRAWL	936		23.41	21,909	CONDITION ELEM	CD			
\$NLA(RCN)	\$217	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	936	1997	228.09	213,496	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	936	1997	119.59	111,933	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	281		29.79	8,371	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.02	C	BIG	N	BUILT-IN GARAGE	576		90.18	51,945	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	432	2022	119.59	51,661	HEAT	A			
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F21	O	FPL 2S 1OP	1			10,132.30	10,132	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	7			2,449.49	17,146					
				USE	0		1.00	JAC	O	JACUZZI	1			14,124.70	14,125					
																		EFF.YR/AGE	2004 / 18	
																		COND	15 15 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$425,600	