

Key: 5723

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.865

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KEENAN AMY & RICHARD SCOTT VIVILECCHIA 144 COUNTY RD BOURNE, MA 02532				27.0-39-0				144 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KEENAN AMY & WOLK LINDA & WILDE DOROTHY R				11/30/2020	QS	425,000		33521-274			
				09/06/2001	A	14209-81		05132-00047			
					XX						

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 %
SR-22-15	05/09/2022	4	DETACH.STRUC	4,000	08/02/2022	TL	100 100
EXB-21-502	07/21/2021	15	INSULATE/WEA	4,162			100 100
		12	CYCLICAL		01/24/2018	DB	100 100
		13	OTHER		03/01/2017		100 100
0000	03/01/2017						
15944	10/22/2015	3	ALT/RENO	5,781	10/16/2016		100 100

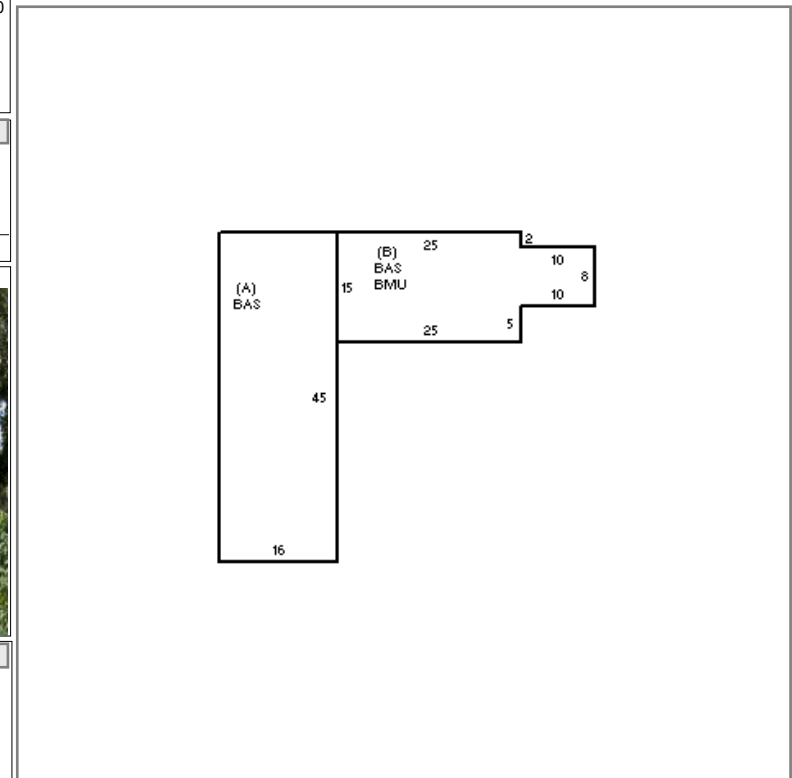
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	40,000	6	1.00	100	1.00	100	1.00	344,711	1.00	25	0.75 BEX 1.95							
300	A	1,602	6	1.00	100	1.00	100	1.00	19,071	1.00	ML	0.60 BEX 1.95							
TOTAL												2.520 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		BOURNE		N Chapter 91 in perpetuity #77-19		O Topo= wet lands on prime site		LAND		347,000		307,100							
Infl1		AVG						BUILDING		208,700		184,700							
N_Index		AVG						DETACHED		23,000		22,000							
								OTHER		0		0							
								TOTAL		578,700		513,800							

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10 X 16	2022	160	15.95	2,300
PPD	A	1.00	50 0.50 3X63		189	181.20	17,100
FLD	A	1.00	50 0.50 6X20		120	60.40	3,600



BUILDING	CD	ADJ	DESC	MEASURE	4/22/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/22/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/22/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	267,522
NET AREA	1,175	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,175	1925	198.45	233,179		
\$NLA(RCN)	\$228	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	455		47.59	21,651		
				ROOF SHAPE	1	GABLE	1.00	F11	O	O	FPL 1S 1OP	1		8,288.80	8,289		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	FIX	O	O	XTRA FIXTURES	2		2,201.45	4,403		
				FLOOR COVER	1	HARDWOOD	1.02										
				INT. FINISH	4	WALL BOARD	0.96										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	1	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$208,700
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