Key: 581

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 580

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DECICCO WENDY B PO BOX 873 SAGAMORE BEACH, MA 02562	4.1-187-0	22 TECUMSEH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DECICCO WENDY B	05/23/2008	H		22934-342
DECICCO KURT J	05/01/1998	QS	206,500	11400-323

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

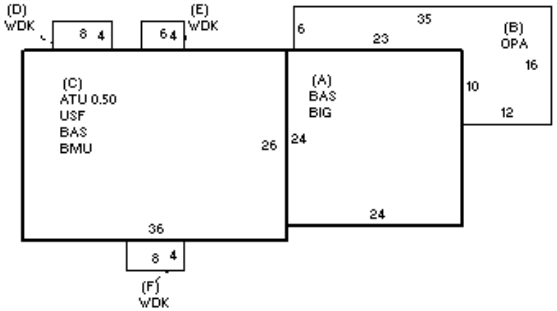
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		12/04/2017	BC	100	100
980569	09/29/1998	10	WOODSTOVE		01/12/1999	JS	100	100
910229	05/24/1991	3	ALT/RENO	400	03/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,006	1 1.00	100 1.00	100 1.00	294,625	1.71	A 1.00	R05 1.25			231,280

TOTAL	19,994 SF	ZONING	1	FRNT	20
Nbhd	N SAG	NOTE	Also frontage on Squanto Rd		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	231,300	204,700
BUILDING	465,900	412,300
DETACHED	16,100	15,400
OTHER	0	0
TOTAL	**713,300**	**632,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A 1.00	A 0.75	18 X 36		576	18.63	8,100
GZB	A 1.00	50 0.50	7 X 8		56	26.50	700
WDK	A 1.00	50 0.50	10 X 10		100	18.30	900
PDK	A 1.00	50 0.50			1,048	12.20	6,400

PHOTO 12/04/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/19/2022	NMP
LIST	12/4/2017	BC
REVIEW	11/1/2018	DB

YEAR BLT	1985	SIZE ADJ	1.005
NET AREA	2,448	DETAIL ADJ	1.000
$NLA(RCN)	$244	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	576		87.70	50,516
+	BAS	L	BASE AREA	1,512	1985	205.21	310,271
B	OPA	N	OPEN PORCH	330		65.83	21,724
C	BMU	N	BSMT UNFINISHED	936		40.79	38,178
C	USF	L	UPPER STORY FIN	936	1985	120.41	112,708
C	ATU	N	ATTIC UNF	468		47.28	22,125
+	WDK	N	WOOD DECK	88		49.22	4,331
	BMG	O	BSMT GARAGE	2		7,973.15	15,946
	F21	O	FPL 2S 1OP	1		9,853.40	9,853
	FIX	O	XTRA FIXTURES	3		2,382.17	7,147
	MST	O	MAS/METAL STACK	1		4,464.20	4,464

TOTAL RCN	597,262

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$465,900