

Key: 5869

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.027

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
DEMELO EDUARDO 12 HERITAGE DR BOURNE, MA 02532		27.0-111-2	12 HERITAGE DR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
DEMELO EDUARDO		06/25/2010	T	125,000	(C20-40-B)	
MASTERSON SCOTT P		04/01/1993	QS	52,450	(C20-40B)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1020	100	CONDOMINIUM			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-116 10458	02/26/2021	3	ALT/RENO	3,000			100	100
	08/06/2010	3	ALT/RENO	3,000	03/10/2011	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	30,056 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE Master Deed Village at Great Rock Condomiums	LAND	0	0		
Infl1			BUILDING	283,100	250,500		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	283,100	250,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/31/2014	JB
MODEL	10		RES CONDO	LIST	3/31/2014	EST
STYLE	1	1.35	TOWN HOUSE END [100%]	REVIEW	3/31/2014	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,430	DETAIL ADJ	1.000
\$NLA(RCN)	\$228	OVERALL	1.400
CAPACITY		UNITS	ADJ
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
HALFBATHS	1	1.00	
FIREPLACES	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	10	TRADE WINDS	1.05
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	5	MULTI FLOOR	1.00
VIEW INFL	5	AVERAGE	1.00
HT/CL	5	ELECTRIC BASB	1.00
WDK/PTA/BALC	1	PRESENT	1.00
PARKING	2	OUTDOOR 2 SPACE	1.00
NET ADJ(%GOOD)	100	100 %RG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ASH	N	ATTACHED SHED	300		13.86	4,158
B	FLA	L	LIVING AREA	682	1981	322.69	220,077
B	USF	L	UPPER STORY FIN	682	1981	121.94	83,163
+	WDK	N	WOODDECK	340		25.20	8,568
+	OVH	L	OVER HANG	66	1981	112.98	7,456
F	PTA	N	CONCRETE PATIO	143		13.86	1,982

TOTAL RCN	325,405
CONDITION ELEM CD	
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1981 / 41
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$283,100

