

Key: 6111

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.269

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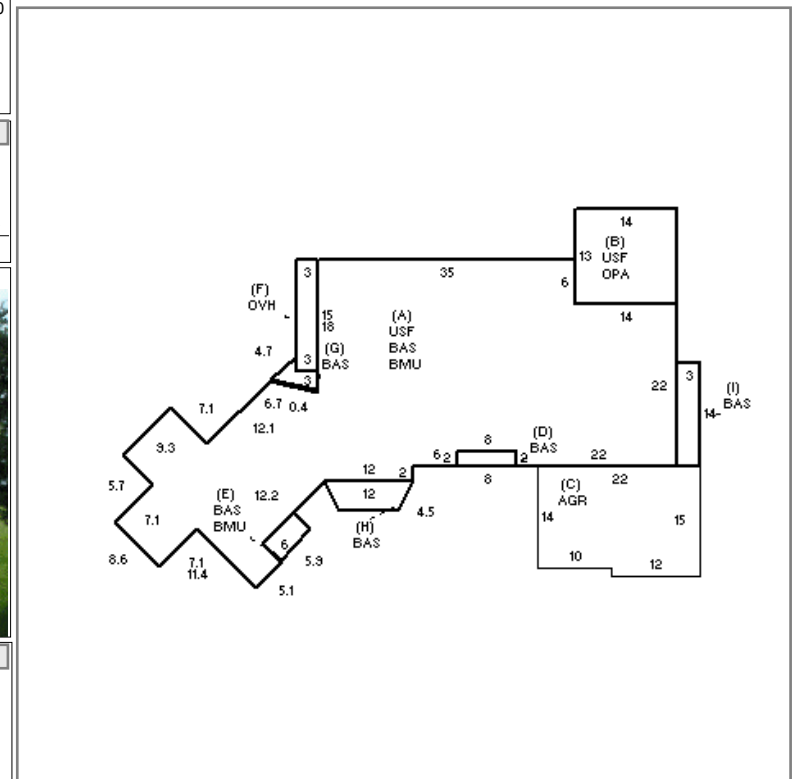
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CURRENT OWNER				PARCEL ID				LOCATION				
FOUNTAIN P BURKE TRS OF ROCKY POINT RD TRUST 112 ROCKY POINT RD BOURNE, MA 02532				30.1-4-0				112 ROCKY POINT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FOUNTAIN P BURKE TRS OF				07/08/2010	O	1,400,000	(191886)					
VINCIGUERRA JOSEPH & SUZA				07/08/2010	F		(191885)					
ESTATE OF GRACE S VINCIGU				03/27/2009	N		(137553)					
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	DCK	1.00	100	1.00	A	1.00	BSB	9.10	1,969,180
300	A	2,242 7	1.00	100	1.00	100	1.00	A	1.00	BGD	1.80	65,780

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	%
EXB-22-537	08/23/2022	15	INSULATE/WEA	4,037				
		12	CYCLICAL		02/05/2018	DB	100	100
10765	12/23/2010	3	ALT/RENO		02/13/2014		100	100
07382	07/02/2007	3	ALT/RENO	10,000	06/24/2008	TL	100	100
06445	07/21/2006	3	ALT/RENO	150,000	06/24/2008	TL	100	100

TOTAL	3.160 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	N O T E Excellent waterfront; sea wall, Chapter 91 license held perpetuity #11-03	LAND	2,035,000	1,800,900			
Infl1	DOCK		BUILDING	1,050,700	929,700			
N_Index	AVG		DETACHED	100,000	95,300			
			OTHER	0	0			
			TOTAL	3,185,700	2,825,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	E	1.90	10 0.90		256	344.28	79,300
FLD	E	1.90	10 0.90		200	114.76	20,700



BUILDING	CD	ADJ	DESC	MEASURE	5/10/2018	KT
MODEL	1		RESIDENTIAL	LIST	5/10/2018	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/10/2018	KT
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1919	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,281,351													
NET AREA	3,883	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,782		57.07	101,694															
\$NLA(RCN)	\$330	OVERALL	1.440	EXT COVER	7	STUCCO	1.20	+	USF	L	UPPER STORY FIN	1,944	1919	200.09	388,981															
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	182		125.78	22,893															
				ROOF COVER	6	TILE	1.20	C	AGR	N	ATT GARAGE	320		134.33	42,985															
				FLOOR COVER	6	TILE	1.02	+	BAS	L	BASE AREA	1,894	1919	340.87	645,607															
				INT. FINISH	1	PLASTER	1.00	F	OVH	L	OVERHANG	45	1919	348.56	15,685															
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		16,953.40	16,953																
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	9		4,098.46	36,886																
				USE	0		1.00	KIT	O	EXTRA KITCHEN	1		9,667.10	9,667																
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