

Key: 6129

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.286

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION							
TIAPULA MAREANA N PO BOX 12 MONUMENT BEACH, MA 02553				30.2-3-0				4 QUIET COVE LN							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
TIAPULA MAREANA N				08/28/2018	A	800,000	31492-323								
RICCI DAVID P & CHRISTINE				01/02/2015	F	1	28609-294								
RICCI DAVID P ET UX				10/28/2010	T	800,000	24949-64								
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	9	1.00	100	1.00	100	1.00	905,088	1.00	ML	0.60	BSP	6.40	830,950
300	A	0.812	9	1.00	100	1.00	100	1.00	104,320	1.00	A	1.00	BSP	6.40	84,710

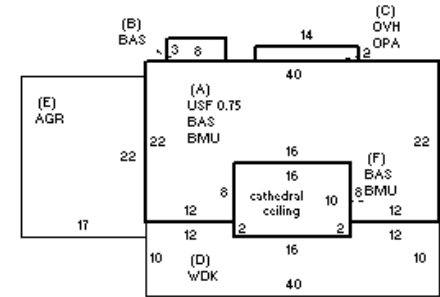
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15895	10/08/2015	3	ALT/RENO	15,000	04/04/2018		100	100
14022	01/16/2014	3	ALT/RENO	21,973	04/04/2018		100	100

LAND

TOTAL	1.730 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E	19000 SQ FT OF HIGHLAND MARSH			LAND	915,700	810,200
Infl1	AVG					BUILDING	301,800	267,000
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,217,500	1,077,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/14/2011	TL
MODEL	1		RESIDENTIAL	LIST	1/14/2011	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	4/4/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1987	SIZE ADJ	1.010
NET AREA	1,528	DETAIL ADJ	1.000
\$NLA(RCN)	\$253	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		9	1.00
GARAGE CAPACITY		1	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	4	VINYL	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	912		39.41	35,940
A	USF	L	UPPER STORY FIN	564	1987	118.91	67,066
+	BAS	L	BASE AREA	936	1987	214.31	200,592
C	OPA	N	OPEN PORCH	28		88.04	2,465
C	OVH	L	OVERHANG	28	1987	195.72	5,480
D	WDK	N	WOOD DECK	368		23.08	8,494
E	AGR	N	ATT GARAGE	374		75.43	28,211
	BMF	N	BSMT FINISH	315		63.15	19,891
	F21	O	FPL 2S 1OP	1		9,519.90	9,520
	FIX	O	XTRA FIXTURES	4		2,301.35	9,205

TOTAL RCN	386,865
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	\$301,800