**Key: 6193**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,351

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| DECOSTA GERALDINE L<br>14 N BEACH AVE<br>BOURNE, MA 02532-3741 | 30.2-73-0 | 14 NORTH BEACH AVE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| DECOSTA GERALDINE L | 03/14/1997 | F | | (59112) |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 14066 | 02/10/2014 | 15 | INSULATE/WEA | 3,000 | 07/01/2014 | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 14,598 | 9 1.00 | 100 1.00 | 100 1.00 | 294,625 | 2.23 | A 1.00 | PGD 1.25 | | | 220,660 |

| TOTAL | 14,593 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | MO BCH |
| Infl1 | AVG |
| N_Index | AVG |

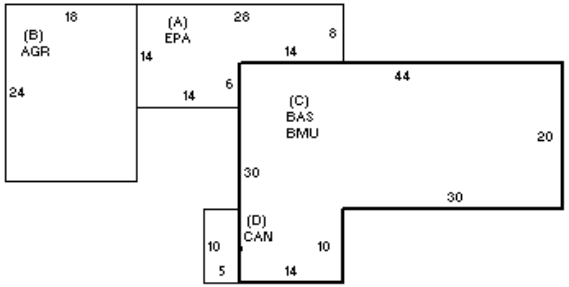
NOTE: PROPERTY LOCATION WAS FORMERLY 26 CENTRAL BLVD UNTIL FY 1995 CHANGED BY TOWN ENGINEER

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 220,700 | 195,300 |
| BUILDING | 212,300 | 187,800 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **433,000** | **383,100** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 08/05/2008




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.95 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 8/5/2008 | JH |
| LIST | 8/5/2008 | JH |
| REVIEW | 8/16/2008 | KEO |

| | | | |
|---|---|---|---|
| YEAR BLT | 1960 | SIZE ADJ | 1.015 |
| NET AREA | 1,020 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $281 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 6 | 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 | 6 | SHAKES | 1.05 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 3 | WOOD PANEL | 0.98 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | EPA | N | ENCLOSED PORCH | 308 | | 66.21 | 20,393 |
| B | AGR | N | ATT GARAGE | 432 | | 62.73 | 27,101 |
| C | BMU | N | BSMT UNFINISHED | 1,020 | | 37.01 | 37,752 |
| C | BAS | L | BASE AREA | 1,020 | 1960 | 194.85 | 198,742 |
| D | CAN | N | CANOPY | 50 | | 13.84 | 692 |
| | FIX | O | XTRA FIXTURES | 1 | | 2,162.00 | 2,162 |

| TOTAL RCN | 286,842 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | F |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1993 / 29 | |
|---|---|---|
| COND | 26 | 26 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 | % GD 74 |
| RCNLD | | $212,300 |