

Key: 6214

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.372

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
QUATIERI PAUL G 35 HANCOCK ST PLAINVILLE, MA 02762				30.2-102-0				6 CEDAR AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
QUATIERI PAUL G				02/27/2015	A	225,000	(205643)				
QUATIERI FRANK G TRS				02/27/2015	N		(202651)				
QUATIERI ALFRED J & FRANK				02/06/2014	F	1	(202651)				

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	%
17093	03/19/2017	10	WOODSTOVE				100	100
08361	07/14/2008	4	DETACH.STRUC	3,000			100	100
03414	06/27/2003	2	ADDITIONS	28,500	07/07/2004	JS	100	100


LAND

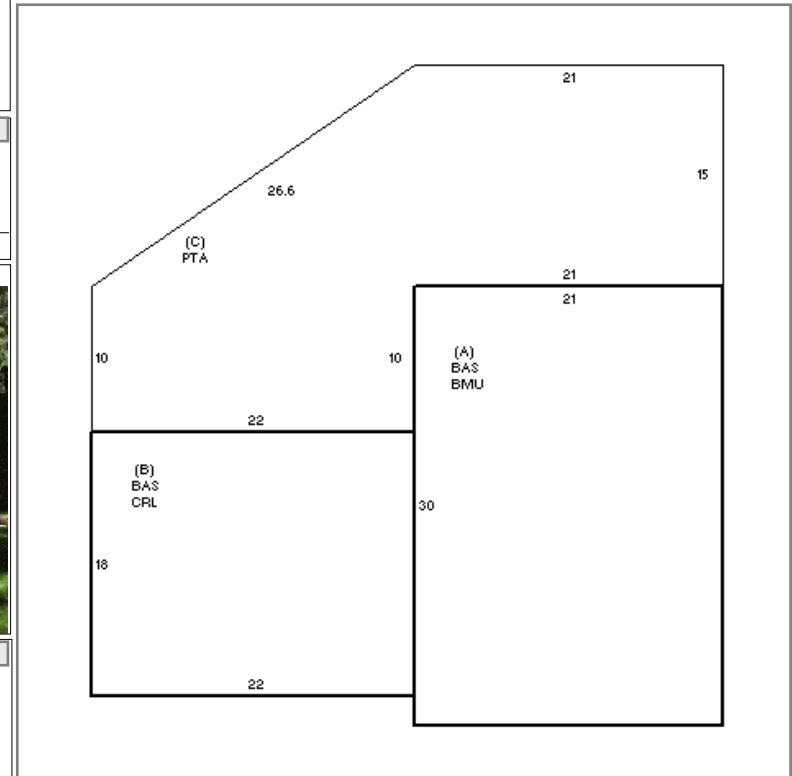
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,635 9		1.00	1.00	294,625	5.33	A	1.00	PGD	1.25	203,080

DETACHED

TOTAL	5,619 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	203,100	179,700			
Infl1	AVG		BUILDING	202,500	179,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>405,600</b>	<b>358,900</b>			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/07/2004
SHF	A	1.00	10 0.90 5 X 8	2008		0.00			



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2004	JS
MODEL	1		RESIDENTIAL	LIST	7/7/2004	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/22/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1970	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	253,087
NET AREA	1,026	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	630		45.32	28,552		
\$NLA(RCN)	\$247	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,026	1970	189.00	193,914		
				ROOF SHAPE	1	GABLE	1.00	B	CRL	N	BSMT CRAWL	396		33.73	13,356		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	PTA	N	PATIO	700		13.39	9,371		
				FLOOR COVER	3	W/W CARPET	1.00		F11	O	FPL 1S 10P	1		7,894.10	7,894		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$202,500