

Key: 6329

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.485

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
ROSENBLATT NORMAN & BARBARA TR ROSENBLATT REALTY TRUST PO BOX 977 MONUMENT BEACH, MA 02553-0977				30.4-2-0				25 WORCESTER AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ROSENBLATT NORMAN & BARBARA				08/05/2009	QS	1,695,000	23946-118					
OLIVERI JOSEPH F				08/05/2009	F	10	23946-114					
MANION HARRY L III TR OF				11/19/2002	F	1	15940-24					
CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,440 9	1.00	DCK 1.00	100 1.00	1,508,480	1.36	A	1.00	BSP 6.40		1,248,720

TOTAL	26,441 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E pcl on the point=pwv; Chapter 91 License #2010-2 held in perpetuity	LAND	1,248,700	1,105,100			
Inf1	DOCK		BUILDING	870,200	770,100			
N_Index	AVG		DETACHED	273,600	260,700			
			OTHER	0	0			
			TOTAL	2,392,500	2,135,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	A 0.75 16 X 32		512	29.72	11,400
PPD	E	1.90	10 0.90 18 (4X11)		792	344.28	245,400
SHF	A	1.00	A 0.75 8 X 20		160	15.95	1,900
FLD	E	1.90	10 0.90 8 X 18		144	114.76	14,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/5/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2018	BC
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	0.995
NET AREA	3,459	DETAIL ADJ	1.000
\$NLA(RCN)	\$323	OVERALL	1.150
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	2,017	1987	265.48	535,482
+	BMU	N	BSMT UNFINISHED	1,768		45.80	80,983
+	DKC	N	DECK-COMPOSITE	1,383		91.65	126,747
E	AGR	N	ATT GARAGE	576		95.47	54,993
+	OPA	N	OPEN PORCH	212		90.91	19,274
H	USF	L	UPPER STORY FIN	1,140	1987	160.60	183,089
+	PTA	N	PATIO	62		23.10	1,432
+	OVH	L	OVERHANG	98	1987	279.76	27,416
O	BAS	L	BASE AREA	204	1987	265.48	54,159
	F11	O	FPL 1S IOP	1		12,385.70	12,386
	FIX	O	XTRA FIXTURES	6		3,289.78	19,739

TOTAL RCN	1,115,698
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	\$870,200

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-22-359	06/09/2022	3	ALT/RENO	23,200				
		12	CYCLICAL		02/20/2018	DB	100	100
13297	05/09/2013	9	DECK	10,000	02/25/2015		100	100
12004	01/03/2012	6	FENCE	3,600	03/07/2012		100	100
		12	CYCLICAL		08/14/2008	JH	100	100

