

Key: 6368

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.519

LEGAL

LAND

DETACHED

BUILDING

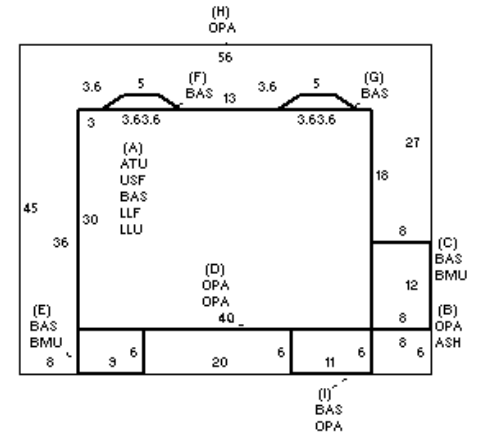
CURRENT OWNER		PARCEL ID	LOCATION			
PISCIA PETER ETUX MELISSA L PISCIA 23 BROAD ACRES FARM ROAD MEDWAY, MA 02053		30.4-40-0	46 MONUMENT AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
PISCIA PETER ETUX SMALL JUNE M		08/05/2003 11/25/1994	QS XX	1,100,000	17406-215 9458-335	

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 %
B-20-223	08/12/2020	3	ALT/RENO	25,000	04/12/2021	TL	100 100
15339	05/11/2015	9	DECK	6,925	06/11/2015	TL	100 100
04043	02/02/2004	3	ALT/RENO	25,000	06/14/2004	TL	100 100
		13	OTHER				100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,812 9		1.00	100 1.00	1,508,480	6.19	A	1.00	BSP	6.40	1,031,530

TOTAL	4,792 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	ASSESSED WITH PARCEL 37 WHICH IS WATERFRONT DEEP WATER ACCESS-SHELTERED HARBOR				LAND	1,031,500	912,900
Infl1	AVG					BUILDING	599,700	530,700
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,631,200	1,443,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/7/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/12/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	4/12/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1907	SIZE ADJ	0.990
NET AREA	3,848	DETAIL ADJ	1.000
\$NLA(RCN)	\$186	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		10	1.00
BEDROOMS		6	1.00
BATHROOMS		3	1.00
FIXTURES		13	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,200		35.30	42,364
EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	1,200	1907	60.08	72,097
ROOF SHAPE	2	HIP	1.02	A	USF	L	UPPER STORY FIN	1,200	1907	114.56	137,472
ROOF COVER	1	ASPH/COMP SHIN	1.00	A	ATU	N	ATTIC UNF	1,200		44.00	52,805
FLOOR COVER	1	HARDWOOD	1.02	B	ASH	N	ATT SHED	48		27.39	1,315
INT. FINISH	2	DRYWALL	1.00	+	BMU	N	BSMT UNFINISHED	150		67.64	10,146
HEATING/COOLING	1	FORCED AIR	1.00	+	OPA	N	OPEN PORCH	1,258		59.75	75,164
FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	1,382	1907	202.14	279,362
USE	0		1.00	I	BAS	L	BASE AREA	66	2020	202.14	13,341
					F31	O	FPL 3S 1OP	1		11,044.00	11,044
					FIX	O	XTRA FIXTURES	8		2,346.58	18,773

TOTAL RCN	713,881	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$599,700	