

Key: 6386

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.537

LEGAL

CURRENT OWNER								PARCEL ID				LOCATION			
DIGIANO JUDITH ETUX JOSEPH DIGIANO 16 ELDRIDGE ST BOURNE, MA 02532								30.4-60-0				1 LINWOOD AVE			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
DIGIANO JUDITH ETUX								01/13/2011	F		1 25177-39				
DIGIANO JUDITH								01/13/2011	V	196,000	25117-35				
WING WALTER H JR &								05/18/2010	F		24558-142				


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	%
13793	11/13/2013	5	DEMOLITIONS		11/22/2019	TL	0	0

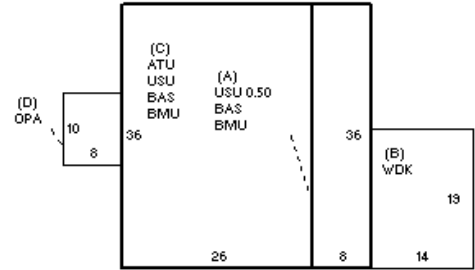
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,720	9	1.00	100	1.00	100	1.00	271,055	1.99	A	1.00	BAV	1.15			206,840

DETACHED

TOTAL	16,727 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	N O T E ALSO OWNS CONTIGUOUS PARCELS 30.2/17 AND 30.4/61 WHICH ARE UNBUILDABLE	LAND	206,800	183,100			
Infl1	AVG		BUILDING	398,000	352,200			
N_Index	AVG		DETACHED	600	600			
			OTHER	0	0			
TOTAL				605,400	535,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/07/2008
SHF	L	0.90	P 0.40	10 X 10		15.21	600		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/7/2008	JH
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	6/18/2014	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1874	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	497,472
NET AREA	1,224	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,224		42.90	52,509		
\$NLA(RCN)	\$406	OVERALL	1.260	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,224	1874	252.43	308,975		
CAPACITY				ROOF SHAPE	2	HIP	1.02	+	USU	N	UPPER STORY UNF	1,080		59.43	64,183		
STORIES	2.5	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	266		34.78	9,251		
ROOMS	4	1.00		FLOOR COVER	1	HARDWOOD	1.02	C	ATU	N	ATTIC UNF	936		55.53	51,974		
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	80		96.50	7,720		
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	1		2,860.30	2,860		
BATHROOMS	1	1.00		FUEL SOURCE	2	GAS	1.00										
FIXTURES	6	1.00		USE	0		1.00										
GARAGE CAPACITY	0	1.00															
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	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	\$398,000
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