

Key: 6430

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.582

LEGAL

LAND

DETACHED

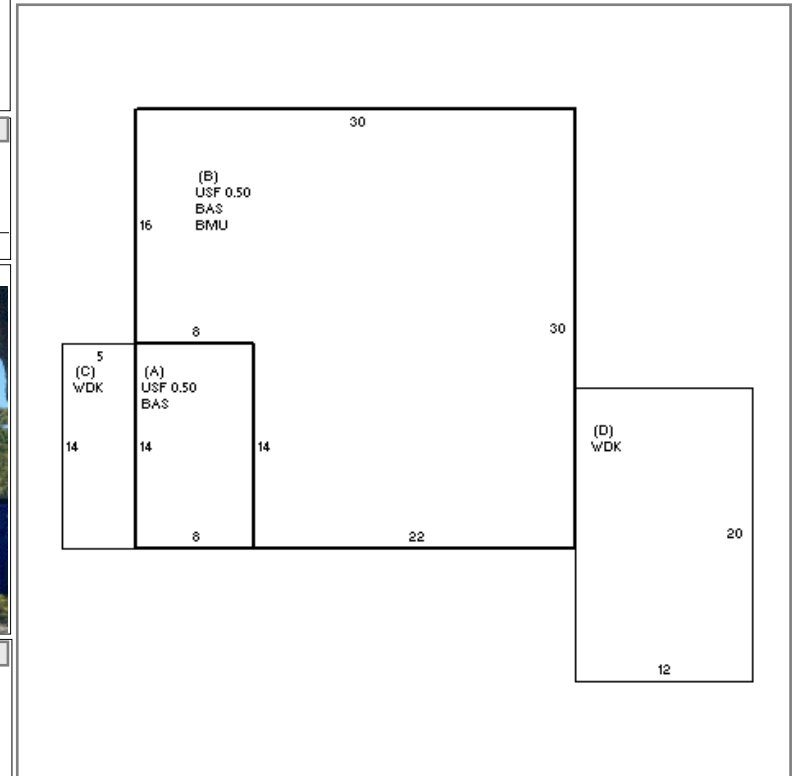
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SITTIG VICTORIA M 19B DUNCAN DR SOUTH DEERFIELD, MA 01373				30.4-108-0				28 LINWOOD AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SITTIG VICTORIA M				01/27/2016	H	1	29418-237					
QUINN CHRISTOPHER & VICTO				12/03/2014	QS	220,000	28546-220					
GAUGHAN ANDREW				03/06/2009	QS	163,000	23507-292					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,168 9	1.00	100	1.00	271,055	5.78	A	1.00	BAV	1.15	185,990

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	%
H702	08/06/2020	2	ADDITIONS				100	100
191173	12/06/2019	15	INSULATE/WEA	4,800			100	100
19491	06/03/2019	2	ADDITIONS	6,000	07/16/2020	TL	100	100
18854	10/10/2018	3	ALT/RENO	7,500	07/16/2020	TL	100	100
12059	01/25/2012	6	FENCE	200	03/07/2012		100	100

TOTAL	5,184 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE			LAND	186,000	164,600	
Infl1	AVG				BUILDING	291,500	257,900	
N_Index	AVG				DETACHED	0	0	
					OTHER	0	0	
				TOTAL		477,500	422,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/16/2020	TL
MODEL	1		RESIDENTIAL	LIST	6/30/2021	EST
STYLE	7	1.00	CONVENTIONAL [92%]	REVIEW	6/30/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	297,412
NET AREA	1,350	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	112	1920	214.56	24,031	CONDITION ELEM	CD
\$NLA(RCN)	\$220	OVERALL	1.066	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	450	2019	119.05	53,575	EXTERIOR	G
				ROOF SHAPE	2	HIP	1.02	B	BMU	N	BSMT UNFINISHED	788		49.81	39,247	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	788	1920	214.56	169,076	KITCHEN	G
				FLOOR COVER	35	W/W-VINYL	1.00	+	WDK	N	WOOD DECK	310		23.11	7,165	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	MST	O	MAS/METAL STACK	1		4,318.20	4,318	HEAT	U	
				HEATING/COOLING	9	WARM-COOL AIR	1.03								ELECT	U	
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										
				CAPACITY		UNITS	ADJ										
STORIES		1.5	1.00														
ROOMS		5	1.00														
BEDROOMS		2	1.00														
BATHROOMS		1	1.00														
FIXTURES		5	1.00														
GARAGE CAPACITY		0	1.00														
% BSMT FINISH		0	1.00														
# OF HALF BATHS		0	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	2017 / 5
																COND	2 2 %
																FUNC	0
																ECON	0
																DEPR	2 % GD 98
																RCNLD	\$291,500