

Key: 6660

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.824

LEGALS

CURRENT OWNER						PARCEL ID		LOCATION			
<b>GUADAGNINO CAROLANN</b> <b>26 HARBOR HILL DRIVE</b> <b>BOURNE, MA 02532-3880</b>						31.0-30-26		26 HARBOR HILL DR			
						TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
						GUADAGNINO CAROLANN		03/31/1999	QS	137,500	12166-323
RODRIGUEZ CYNTHIA M		10/17/1994	QS	110,000	9406-319						

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1020	100	CONDOMINIUM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
161063	12/13/2016	3	ALT/RENO	2,169	05/09/2018	BC	100 100
07389	07/03/2007	3	ALT/RENO	30,000	01/11/2008	JB	100 100
980630	10/21/1998	6	FENCE	500	01/21/1999	JS	0 100
970243	05/22/1997	9	DECK	1,500	04/30/1998	JS	0 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	21.640 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	LAND	0	0	0	
Infl1			BUILDING	365,100	323,100		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	365,100	323,100		

DETACHED

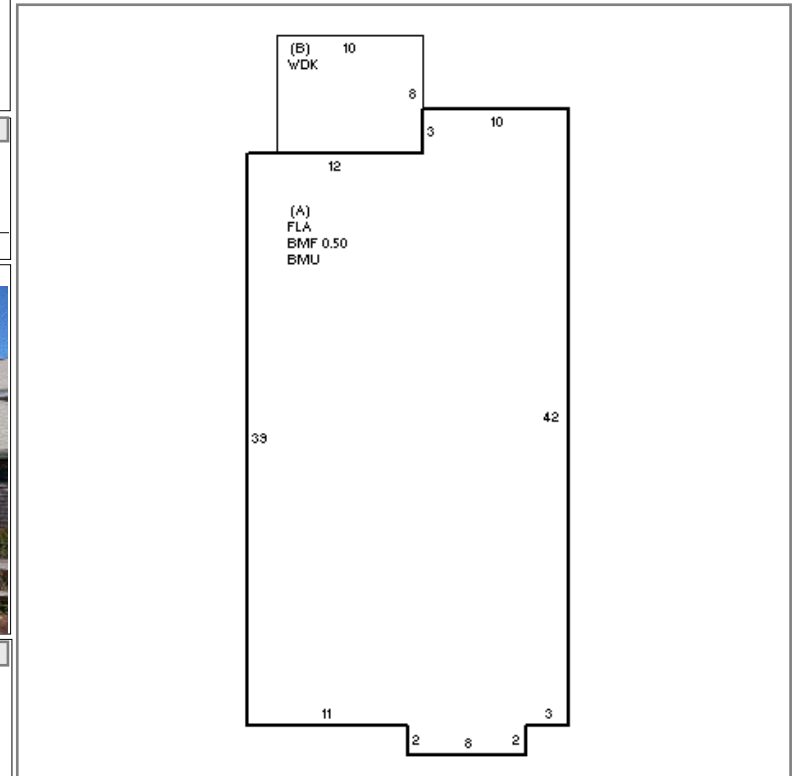
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	05/09/2018
BLDG COMMENTS	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2018	BC
MODEL	10		RES CONDO	LIST	5/9/2018	EST
STYLE	2	1.30	TOWN HOUSE MID [100%]	REVIEW	5/9/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	1,387	DETAIL ADJ	1.000
\$NLA(RCN)	\$283	OVERALL	1.450
CAPACITY		UNITS	ADJ
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
HALFBATHS	0	1.00	
FIREPLACES	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	12	HARBOR HILL 1	1.15
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	5	MULTI FLOOR	1.00
VIEW INFL	5	AVERAGE	1.00
HT/CL	1	FORCED AIR	1.00
WDK/PTA/BALC	1	PRESENT	1.00
PARKING	2	OUTDOOR 2 SPACE	1.00
NET ADJ(%GOOD)	100	100 %RG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	904		18.99	17,171
A	BMF	N	BSMT FIN	452		18.99	8,586
A	FLA	L	LIVING AREA	904	1994	323.99	292,886
B	WDK	N	WOODDECK	80		26.10	2,088
	USF	L	UPPER STORY FIN	483	1994	126.29	61,000
	F21	O	FPL 2ST 10P	1		10,892.40	10,892

TOTAL RCN	392,622	
CONDITION ELEM		CD
INTERIOR		G
KITCHEN		A
BATHS		A
EXTERIOR		A
EFF.YR/AGE	1999 / 23	
COND	7 7 %	
FUNC	0	
ECON	0	
DEPR	7 % GD	93
RCNLD	\$365,100	