

Key: 6750

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.915

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VICINO JOHN J & JANET L FREEMAN 26 MILLBROOK RD BUZZARDS BAY, MA 02532-3737				31.1-10-0				26 MILLBROOK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VICINO JOHN J & WARD DONALD F				03/01/1995	QS	105,000	9573-179				
CAMPANO ROBERT A &				08/08/1994	L	70,000	N/A-N/A				
				02/01/1991	QS	119,900	N/A-N/A				

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-22-31	01/17/2022	15	INSULATE/WEA	3,574				
02822	12/20/2002	2	ADDITIONS	90,000	09/19/2006	tl	100	100
980618	10/19/1998	4	DETACH.STRUC	800	02/03/1999	JS	100	100
960071	03/14/1990	9	DECK	2,000	06/17/1997	JC	100	100

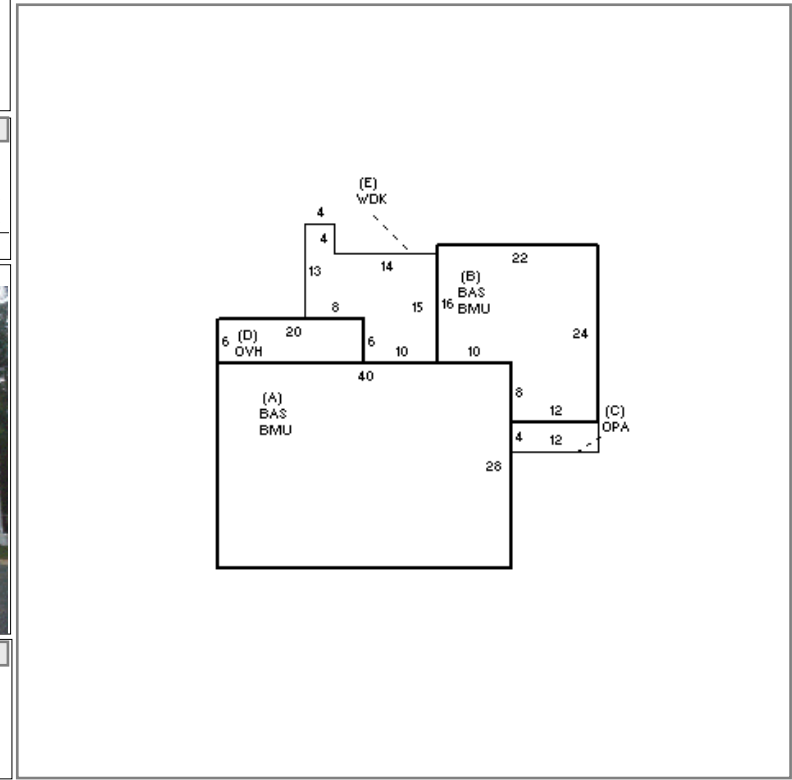
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,825 9		1.00	100 1.00	235,700	2.34	A	1.00	R04	1.00	175,320

TOTAL	13,809 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	175,300	155,200			
Infl1	AVG		BUILDING	323,200	286,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	498,500	441,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/19/2006	TL
MODEL	1		RESIDENTIAL	LIST	9/19/2006	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/19/2006	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1966	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	409.160		
NET AREA	1,688	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,568		31.30	49,075	CONDITION ELEM	CD		
\$NLA(RCN)	\$242	OVERALL	0.970	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,120	1966	179.73	201,298	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	448	2003	179.73	80,520	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	48		79.83	3,832	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	D	OVH	L	OVERHANG	120	2003	177.42	21,291	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	238		25.37	6,039	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	BMF	N	BSMT FINISH	720		42.92	30,906	ELECT	A			
				FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1		7,855.20	7,855					
				USE	0		1.00	FIX	O	XTRA FIXTURES	4		2,086.28	8,345					
																	EFF.YR/AGE	1998 / 24	
																	COND	21 21 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	21 % GD 79	
																	RCNLD	\$323,200	