Key: 6771

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,935

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAROTTA JOHN C 28 MILLBROOK RD BOURNE, MA 02532	31.1-30-1	28 MILLBROOK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAROTTA JOHN C	12/30/1998	QS	127,000	11955-193

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	%
01748	12/03/2001	10	WOODSTOVE	2,100	11/05/2003	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,734	9 1.00	100 1.00	100 1.00	235,700	1.35	A 1.00	R04 1.00			195,570

TOTAL	26,746 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

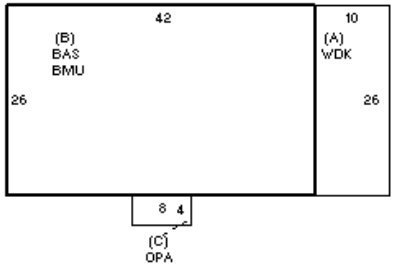
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	195,600	173,100
BUILDING	206,400	182,700
DETACHED	0	0
OTHER	0	0
TOTAL	**402,000**	**355,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/07/2014



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/7/2014	JB
LIST	7/7/2014	JB
REVIEW	7/7/2014	JB

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.015
NET AREA	1,092	DETAIL ADJ	1.000
$NLA(RCN)	$246	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	260		26.03	6,767
B	BMU	N	BSMT UNFINISHED	1,092		36.64	40,013
B	BAS	L	BASE AREA	1,092	1974	192.90	210,644
C	OPA	N	OPEN PORCH	32		81.86	2,620
	F11	O	FPL 1S 1OP	1		8,056.90	8,057

TOTAL RCN 268,100

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1996 / 26

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $206,400