Key: 6792

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,956

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VIGLIANTI AOIFE & C/O VIGLIANTI JUSTIN & AOIFE 9 CLIFF RD BOURNE, MA 02532	31.3-17-0	9 CLIFF RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VIGLIANTI JUSTIN & AOIFE	04/26/2023	F	1	35751-155
VIGLIANTI AOIFE &	10/31/2022	QS	425,000	35455-150
DUBERGER DENIS	03/01/2018	QS	260,000	31114-346

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-23-268	05/05/2023	15	INSULATE/WEA	2,986			100	100
		13	OTHER		09/25/2018	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,065	9 1.00	100 1.00	100 1.00	235,700	3.11	A 1.00	R04 1.00			169,420

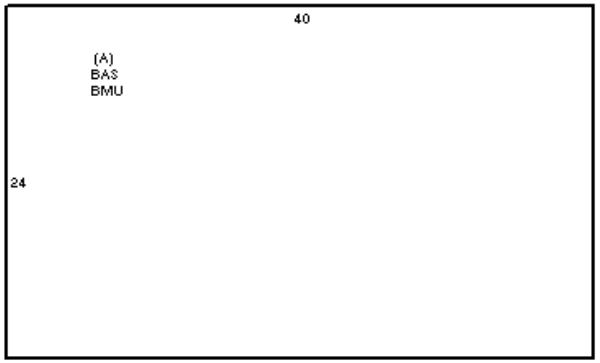
TOTAL	10,062 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	169,400	149,900
BUILDING	198,600	168,100
DETACHED	0	0
OTHER	0	0
TOTAL	368,000	318,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/25/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	9/12/2020	TL
LIST	9/12/2020	EST
REVIEW	5/25/2023	TL

BLDG COMMENTS

YEAR BLT	1957	SIZE ADJ	1.020
NET AREA	960	DETAIL ADJ	1.000
$NLA(RCN)	$241	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	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	14	OTHER	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	960		36.08	34,635
A	BAS	L	BASE AREA	960	1957	196.20	188,354
	F11	O	FPL 1S 1OP	1		7,933.00	7,933

TOTAL RCN	230,922

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

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$198,600