

Key: 6875

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.039

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION		
GROSSO ROSEMARY 44 ROUNDHOUSE ROAD BOURNE, MA 02532						31.3-178-44			44 ROUNDHOUSE RD		
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)		
GROSSO ROSEMARY SHARAF EARL M &						09/29/2017	QS XX	215,000	30800-243 04047-00292		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19456	05/28/2019	15	INSULATE/WEA	2,700	06/10/2019	RP	100	100
14067	02/10/2014	3	ALT/RENO	6,667	05/21/2014	JB	100	100

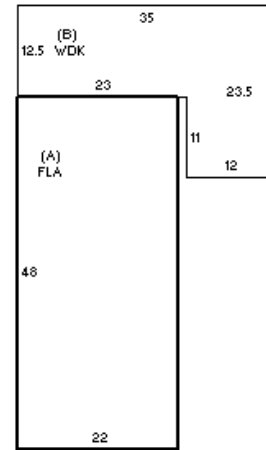
LAND

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

TOTAL	67.170 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	LAND	0		0	
Infl1			BUILDING	340,300		301,100	
N_Index			DETACHED	0		0	
			OTHER	0		0	
			TOTAL	340,300		301,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/10/2019	RP
MODEL	10		RES CONDO	LIST	6/10/2019	EST
STYLE	16	1.35	GARDEN END [100%]	REVIEW	6/10/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,056	DETAIL ADJ	1.000
\$NLA(RCN)	\$384	OVERALL	1.650
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	45	SEA WAT VILL 2	1.30
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	1	FIRST FLOOR	1.00
VIEW INFL	5	AVERAGE	1.00
HT/CL	5	ELECTRIC BASB	1.00
WDK/PTA/BALC	1	PRESENT	1.00
PARKING	1	OUTDOOR 1 SPACE	1.00
NET ADJ(%GOOD)	100	100 %RG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	FLA	L	LIVING AREA	1,056	1984	360.91	381,125
B	WDK	N	WOODDECK	570		29.70	16,929
	FPL	O	FIREPLACE	1		7,050.50	7,051

TOTAL RCN	405.105
CONDITION ELEM	CD
INTERIOR	F
KITCHEN	F
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1971 / 51
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$340,300