Key: 7227

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,379

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERRARI THOMAS TRS JEANNE FERRARI IRREV TR 155 AUDUBON AVE BRAINTREE, MA 02184	34.2-25-0	19 MIDWAY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERRARI THOMAS TRS	11/16/2020	F	1	33475-151
FERRARI JEANNE	10/27/1980	F		3180-230
FERRARI JEANNE &	03/31/1971	QS		1504-372

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,200	9 1.00	100 1.00	100 1.00	235,700	1.94	A 1.00	R04 1.00			180,620

TOTAL	17,206 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

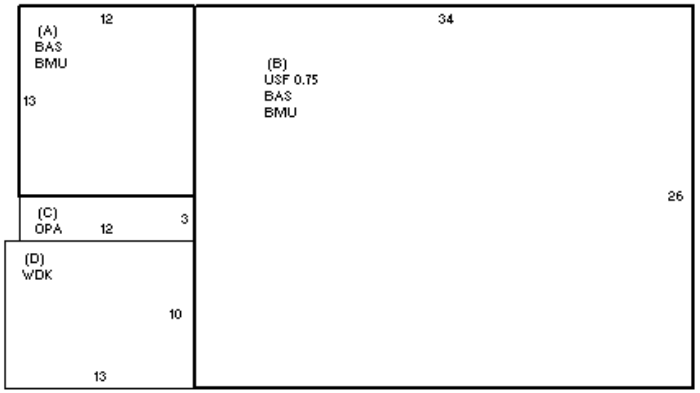
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	180,600	159,900
BUILDING	271,200	240,000
DETACHED	0	0
OTHER	0	0
TOTAL	**451,800**	**399,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/20/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/20/2008	JH
LIST	8/20/2008	JH
REVIEW	9/2/2008	ER

YEAR BLT	1970	SIZE ADJ	1.010
NET AREA	1,703	DETAIL ADJ	1.000
$NLA(RCN)	$210	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	3	W/W CARPET	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
+	BMU	N	BSMT UNFINISHED	1,040		40.14	41,749
+	BAS	L	BASE AREA	1,040	1970	211.34	219,789
B	USF	L	UPPER STORY FIN	663	1970	119.70	79,364
C	OPA	N	OPEN PORCH	36		89.69	3,229
D	WDK	N	WOOD DECK	130		43.50	5,655
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN	356,820

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$271,200