

Key: 7415

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.572

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CURRENT OWNER			PARCEL ID			LOCATION		
SMOLINSKY JOSEPH J & JONI R SMOLINSKY 35 THOM AVE BOURNE, MA 02532-4225			35.1-3-0			35 THOM AVE		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
SMOLINSKY JOSEPH J &			03/31/1997	QS	114,469	10675-107		

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	%
04312	05/17/2004	8	POOL	6,800	07/08/2004	TL	100	100
02781	11/22/2002	2	ADDITIONS	30,000	09/05/2003	TL	100	100
200119	03/14/2000	3	ALT/RENO	8,308	08/20/2001	TL	100	100
910398	09/12/1991	4	DETACH.STRUC	450	02/01/1992	HS	100	100
900561	10/16/1990	10	WOODSTOVE	800	01/01/1991	HS	100	100

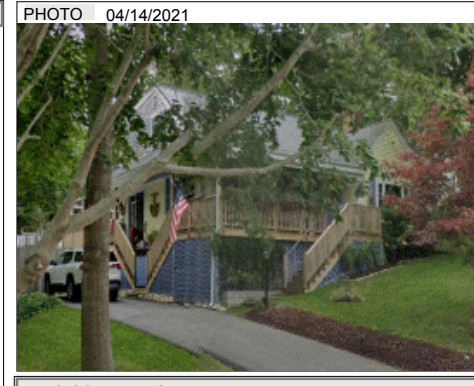
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	13,100	9	1.00	100	1.00	100	1.00	247,485	2.46	A	1.00	R05	1.05									182,890

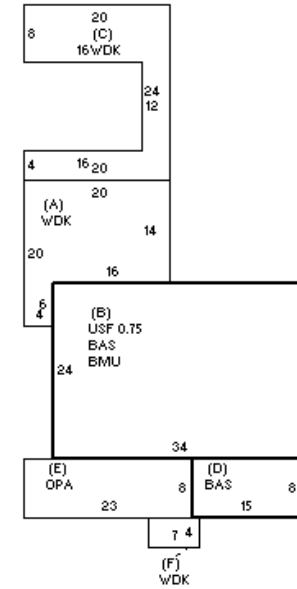
TOTAL	13,112 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	182,900	161,900			
Infl1	AVG		BUILDING	289,300	256,000			
N_Index	AVG		DETACHED	1,600	1,500			
			OTHER	0	0			
			TOTAL	473,800	419,400			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 16		128	16.42	1,600
SHF	A	1.00	A 0.75 8 X 8			0.00	
APR	A	1.00	10 0.90 5' X 30' X 5			0.00	



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	4/14/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/14/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	4/14/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	370,944		
NET AREA	1,548	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	620		22.65	14,044	CONDITION ELEM	CD		
\$NLA(RCN)	\$240	OVERALL	1.050	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	816		38.67	31,555	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	612	1983	115.31	70,571	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	936	1983	210.30	196,843	KITCHEN	A		
				FLOOR COVER	13	HARDWOOD-W/W	1.00	E	BAS	N	OPEN PORCH	184		69.31	12,754	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	BMF	N	BSMT FINISH	616		46.47	28,623	HEAT	A			
				HEATING/COOLING	5	ELECTRIC BB	0.98	F22	O	FPL 2S 2OP	1		9,778.90	9,779	ELECT	A			
				FUEL SOURCE	3	ELECTRIC	1.00	FIX	O	XTRA FIXTURES	3		2,258.50	6,776					
				USE	0		1.00												
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$289,300