

Key: 7580

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.736

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
PASSANISI MICHAEL A & CHERYL L PASSANISI		35.2-24-0		4 COLONY AVE	
4 COLONY AVE BOURNE, MA 02532		TRANSFER HISTORY		DOS	T
		PASSANISI MICHAEL A & MCCONNELL PAULA L TR		03/09/2022	QS
				04/10/2013	F
				08/12/2002	H
		MCCONNELL PAULA L		476,000	34961-139
				100	27280-29
					15462-215

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 %
19049	01/28/2019	14	SOLAR	900	05/17/2023	TL	100 100
181022	11/27/2018	3	ALT/RENO	6,875			100 100
151199	12/28/2015	14	SOLAR	8,000			100 100
13049	01/28/2013	4	DETACH.STRUC	23,559	03/02/2015		100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,090	9	1.00	100	1.00	100	1.00	235,700	2.46	A	1.00	R04	1.00			174,160

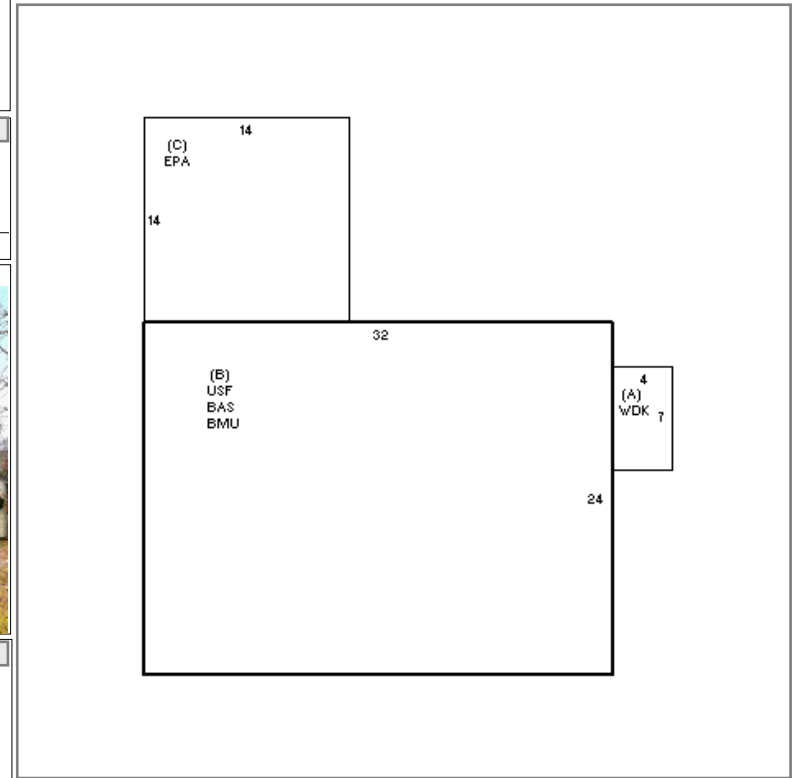
TOTAL	13,112 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	174,200	154,100			
Infl1	AVG		BUILDING	267,000	223,300			
N_Index	AVG		DETACHED	14,700	11,700			
			OTHER	0	0			
			TOTAL	455,900	389,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90	14 X 24	336	48.72	14,700
SHF	A	1.00	50 0.50	8 X 10		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/28/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/28/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/13/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,536	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	28		66.59	1,865
\$NLA(RCN)	\$209	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	768		48.35	37,134
				ROOF SHAPE	3	GAMBREL	1.00	B	BAS	L	BASE AREA	768	1978	216.67	166,402
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	768	1978	114.21	87,716
				FLOOR COVER	1	HARDWOOD	1.02	C	EPA	N	ENCLOSED PORCH	196		77.51	15,192
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,237.00	6,711
				HEATING/COOLING	1	FORCED AIR	1.00		GFP	O	GAS FIREPLACE	1		6,722.60	6,723
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								



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NET AREA	1,536	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	28		66.59	1,865
\$NLA(RCN)	\$209	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	768		48.35	37,134
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				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	321,742	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	G	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$267,000	