

Key: 7632

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.787

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MIRANDA RAFAEL 4 RIVERS EDGE RD E FALMOUTH, MA 02536				35.2-78-0				16 TARA TERR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MIRANDA RAFAEL				10/08/2021	QS	390,000	34554-122				
LOPOPOLO VITO A & LEDA M				02/01/2006	F	100	20704-48				
LOPOPOLO VITO A &				08/29/1997	QS	122,000	10925-219				

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	%
03233	04/25/2003	9	DECK	3,050	06/06/2003	TL	100	100
910360	08/09/1991	4	DETACH.STRUC	1,100	02/01/1992	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,600	9	1.00	100	1.00	100	1.00	235,700	1.60	A	1.00	R04	1.00			187,520

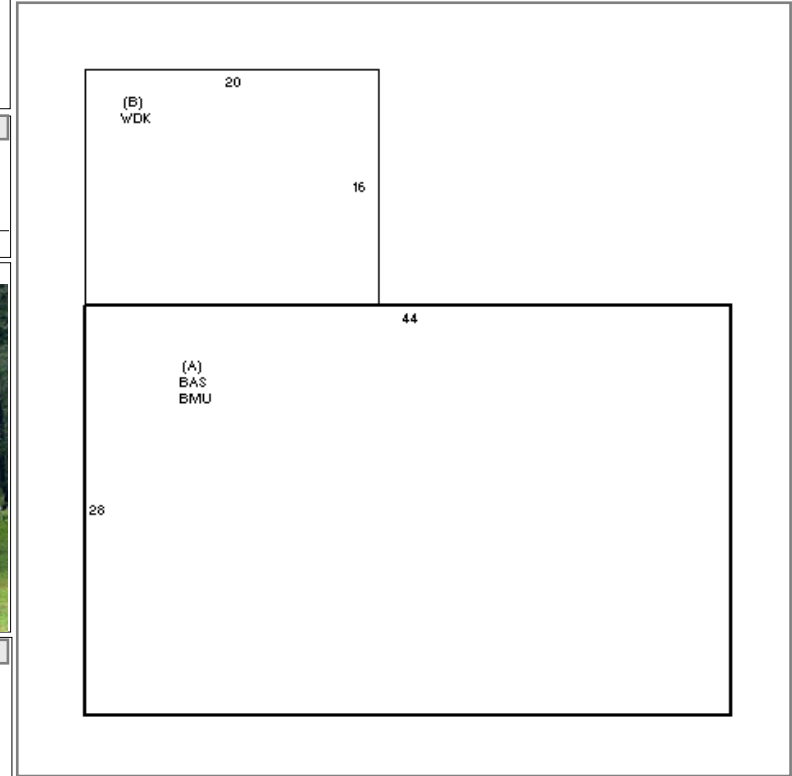
TOTAL	21,606 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	187,500	166,000			
Infl1	AVG		BUILDING	233,600	206,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	421,100	372,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 10			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/19/2022	RP
MODEL	1		RESIDENTIAL	LIST	9/19/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/19/2022	RP'
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1986	SIZE ADJ	1.015
NET AREA	1,232	DETAIL ADJ	1.000
\$NLA(RCN)	\$243	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,232		32.75	40,348
A	BAS	L	BASE AREA	1,232	1986	192.71	237,419
B	WDK	N	WOOD DECK	320		21.90	7,007
	F11	O	FPL 1S 1OP	1		8,219.70	8,220
	FIX	O	XTRA FIXTURES	3		2,183.23	6,550

TOTAL RCN	299,543
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$233,600