

Key: 7684

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.839

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HILL CHRISTINE P 53 TARA TERRACE BOURNE, MA 02532				35.2-130-0				53 TARA TERR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HILL CHRISTINE P				09/18/2003	QS	269,900	(170589)				
CAMPANINI PATRICIA E				12/22/1995	A	118,000	(139337)				
CAPPIELLO MICHAEL & ROBER				07/13/1994	B	1	9278-75				

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 %
EXB-20-423	11/02/2020	3	ALT/RENO	7,992			100 100
18212	03/28/2018	15	INSULATE/WEA	3,088			100 100
18021	01/09/2018	14	SOLAR	21,000			100 100
950053	02/09/1995	1	NEW CONSTRUCT	65,000	06/17/1997	JC	100 100


LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,035	9	1.00	100	1.00	100	1.00	235,700	1.58	A	1.00	R04	1.00			188,200

DETACHED

TOTAL	22,041 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	188,200	166,600			
Infl1	AVG		BUILDING	270,700	239,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>458,900</b>	<b>406,100</b>			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/27/2008
									

BUILDING	CD	ADJ	DESC	MEASURE	8/27/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/27/2008	JH
STYLE	4	1.05	CAPE [100%]	REVIEW	9/3/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	338,371
NET AREA	1,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	936		40.14	37,575		
\$NLA(RCN)	\$207	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	936	1995	218.31	204,341		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1995	119.70	84,033		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	24		104.68	2,512		
				FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	120		43.50	5,221		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,344.35	4,689		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$270,700
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