

Key: 7687

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.842

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COMOLETTI GLENN M AND CANDACE D COMOLETTI 59 TARA TERRACE BOURNE, MA 02532-3883				35.2-133-0				59 TARA TERR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COMOLETTI GLENN M AND				05/27/1998	QS	159,900	(148673)				
CIMENO J SCOTT TRS				04/09/1998	P	45,000	(148052)				

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 %
E-20-93	07/07/2020	3	ALT/RENO	3,000			100 100
B-20-133	06/02/2020	3	ALT/RENO	52,000	03/18/2021		100 100
20150	02/18/2020	3	ALT/RENO	8,000			100 100
191009	10/22/2019	14	SOLAR	18,260			100 100
17817	10/11/2017	3	ALT/RENO	1,696			100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	23,062	9	1.00	100	1.00	100	1.00	235,700	1.52	A	1.00	R04	1.00			189,810

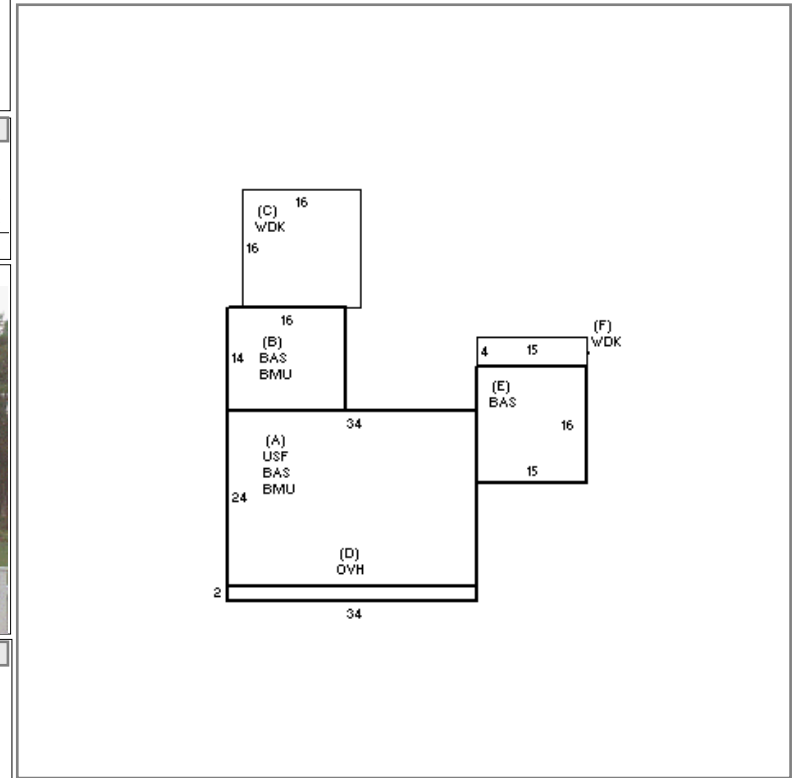
TOTAL	23,043 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	189,800	168,000
Infl1	AVG		BUILDING	357,500	316,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	547,300	484,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	8 X 12		0.00	
APO	A	1.00	10 0.90			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/18/2021	RP
MODEL	1		RESIDENTIAL	LIST	3/18/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/16/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	415.702
NET AREA	2,164	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,040		38.11	39,637		
\$NLA(RCN)	\$192	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	816	1998	112.52	91,814		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	316		22.33	7,055		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OVH	L	OVERHANG	68	1998	189.29	12,872		
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	1,280	1998	196.48	251,493		
				INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1			8,380.40	8,380		
				HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	2			2,225.75	4,452		
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CAPACITY			UNITS	ADJ
STORIES	2	1.00		
ROOMS	8	1.00		
BEDROOMS	4	1.00		
BATHROOMS	1	1.00		
FIXTURES	7	1.00		
GARAGE CAPACITY	0	1.00		
% BSMT FINISH	0	1.00		
# OF HALF BATHS	1	1.00		
# OF UNITS	1	1.00		

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

EFF. YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86

RCNLD	\$357,500
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