**Key: 7764**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,923

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| SOULIA DEAN C &<br>CHRISTINA FUCCA<br>98 INDIAN HILL RD<br>GROTON, MA 01450 | 37.4-42-0 | 1 RICHMOND RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SOULIA DEAN C & | 11/15/2022 | QS | 555,000 | 35485-191 |
| NENDZA RICHARD J & KRISTE | 12/15/2017 | QS | 307,400 | 30966-40 |
| CUFF JOHN F ETUX | 08/12/2008 | F | 1 | 23098-152 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

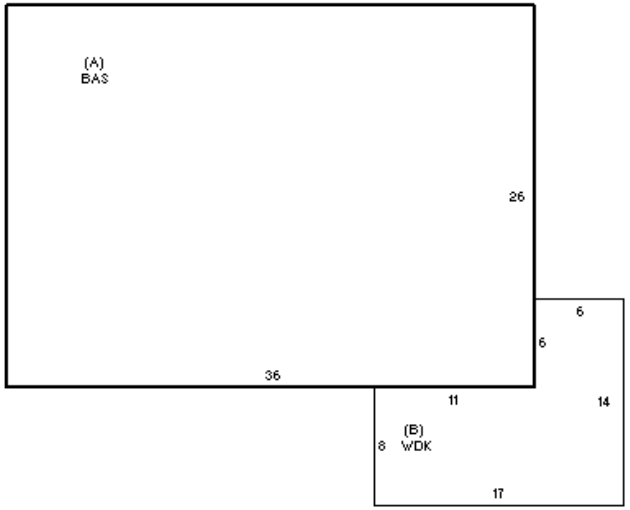
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 6,151 | 11 1.00 | 100 1.00 | 100 1.00 | 589,250 | 4.91 | A 1.00 | BA+ 2.50 | | | 408,190 |

| TOTAL | 6,142 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | POC |
| Infl1 | AVG |
| N_Index | AVG |

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 408,200 | 317,900 |
| BUILDING | 156,400 | 138,500 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **564,600** | **456,400** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 05/08/2023

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.95 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 8/21/2020 | TL |
| LIST | 8/21/2020 | EST |
| REVIEW | | |

| | | | |
|---|---|---|---|
| YEAR BLT | 1954 | SIZE ADJ | 1.020 |
| NET AREA | 936 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $209 | OVERALL | 0.950 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 6 | 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 | 1 | PIER | 1.00 |
| EXT COVER | 2 | CLAPBOARD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 1.02 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 7 | FL/WALL UNIT | 0.98 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 936 | 1954 | 192.16 | 179,859 |
| B | WDK | N | WOOD DECK | 172 | | 33.89 | 5,830 |
| | F11 | O | FPL 1S 1OP | 1 | | 7,769.40 | 7,769 |
| | FIX | O | XTRA FIXTURES | 1 | | 2,064.00 | 2,064 |

| TOTAL RCN | 195,522 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1999 / 23 | | |
|---|---|---|---|
| COND | 20 | 20 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 20 | % GD | 80 |
| RCNLD | | | $156,400 |