Key: 7837

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,998

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BERRELLI MATTHEW T &	38.1-18-0	14 NAVAJO RD
LAYLA P CHESHIRE		
14 NAVAJO RD		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BERRELLI MATTHEW T &	07/12/2016	F	1	29789-329
BERRELLI MATTHEW T	06/21/2016	F	1	29741-24
BERRELLI MATTHEW T &	06/26/2015	F	100	28971-190

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	%
B-20-45	09/01/2020	1	NEW CONSTRUC	220,000	07/10/2023	SL	18	33
191174	12/09/2019	2	ADDITIONS	50,000	03/05/2021		100	100
		12	CYCLICAL		02/25/2018	RP	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,700	11 1.00	100 1.00	100 1.00	942,800	3.98	A 1.00	BVG 4.00			662,830

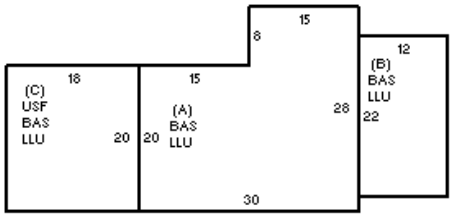
TOTAL	7,710 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	662,800	586,600
BUILDING	146,000	70,500
DETACHED	0	0
OTHER	0	0
TOTAL	**808,800**	**657,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/22/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/23/2022	TL
LIST	6/27/2022	EST
REVIEW	7/10/2023	SL

YEAR BLT	2022	SIZE ADJ	1.010
NET AREA	1,704	DETAIL ADJ	1.000
$NLA(RCN)	$260	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	2	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	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	1,344		40.43	54,341
+	BAS	L	BASE AREA	1,344	2022	244.35	328,410
C	USF	L	UPPER STORY FIN	360	2022	143.03	51,491
	FIX	O	XTRA FIXTURES	3		2,768.30	8,305

TOTAL RCN 442,546

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

EFF.YR/AGE 2022 / 0

COND	0	0 %	
FUNC	67	uc	
ECON	0		
DEPR	67	% GD	33

RCNLD $146,000