

Key: 809

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 809

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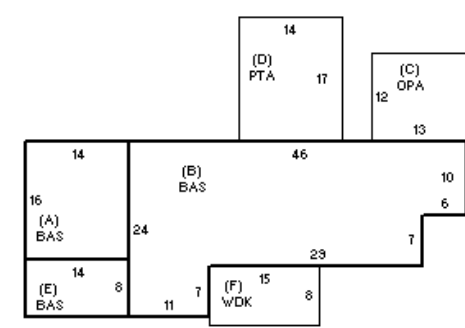
CURRENT OWNER					PARCEL ID					LOCATION					
GUGLIELMUCCI NICOLE B TRS BARBONI FAMILY IRREV TRUST 21 SURREY LN NATICK, MA 01760					4.4-62-0					31 PRISCILLA RD					
					TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)		
					GUGLIELMUCCI NICOLE B TRS					08/18/2016	F	10	29868-303		
BARBONI VIRGINIA C &					12/15/2004	F	1	19348-335							
BARBONI VIRGINIA C					07/16/2004	F	1	18836-326							

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	%	
12066	01/27/2012	2	ADDITIONS	16,000	07/31/2013	JB	100	100	

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	7,086	1	1.00	100	1.00	100	1.00	388,905	4.30	A	1.00	BAV	1.65									271,830

TOTAL	7,100 SF	ZONING	1	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also frontage on Mayflower Rd	LAND	271,800	240,600			
Infl1	AVG		BUILDING	206,100	182,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	477,900	423,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	F	0.70	F 0.60 6 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	1/5/2022	NMP
MODEL	1		RESIDENTIAL	LIST	8/1/2013	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/1/2013	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1950	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	264,175
NET AREA	1,153	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,041	1950	196.79	204,863	CONDITION ELEM CD	
\$NLA(RCN)	\$229	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	C	OPA	N	OPEN PORCH	156		67.00	10,452	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	D	PTA	N	PATIO	238		13.94	3,317	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	BAS	L	BASE AREA	112	2012	196.79	22,041	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	F	WDK	N	WOOD DECK	120		40.51	4,861	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		CPC	O	CAPE CELLAR	1		3,871.00	3,871	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		F11	O	FPL 1S 1OP	1		8,219.70	8,220	ELECT	A
				FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	3		2,183.23	6,550		
				USE	0		1.00										
				CAPACITY		UNITS	ADJ										
				STORIES	1	1.00											
				ROOMS	6	1.00											
				BEDROOMS	3	1.00											
				BATHROOMS	1	1.00											
				FIXTURES	8	1.00											
				GARAGE CAPACITY	0	1.00											
				% BSMT FINISH	0	1.00											
				# OF HALF BATHS	1	1.00											
				# OF UNITS	1	1.00											
																EFF.YR/AGE	1997 / 25
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$206,100