Key: 8318

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,475

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VENIS MADELINE &	38.3-356-0	6 KING PHILLIP RD
VIRGINIA D NEVIERA		
27 MULLIGAN DR		
WEYMOUTH, MA 02190		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VENIS MADELINE &	07/22/2016	F	1	29813-113
VENIS MADELINE & THOMAS A	08/31/1987	XX		5910-29

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	%
910094	03/26/1991	4	DETACH.STRUC	900	02/01/1992	HS	100	100
900305	06/11/1990	3	ALT/RENO	9,700	11/18/1991	HS	100	100

LAND

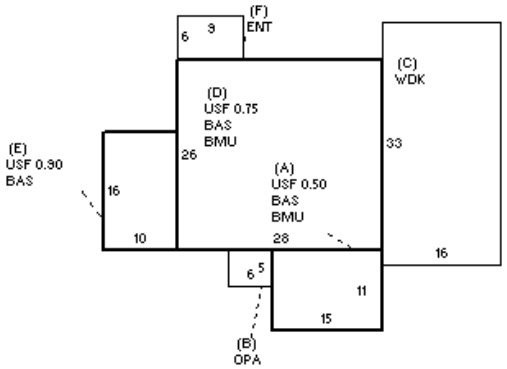
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,780	11 1.00	100 1.00	100 1.00	377,120	2.70	A 1.00	BAV 1.60			275,370

TOTAL	11,761 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	275,400	243,700
BUILDING	299,700	265,200
DETACHED	400	400
OTHER	0	0
TOTAL	**575,500**	**509,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	F 0.70	50 0.50	7 X 10		70	11.83	400

PHOTO 09/02/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/2/2008	JH
LIST	9/2/2008	JH
REVIEW	9/11/2008	ER

YEAR BLT	1925	SIZE ADJ	1.010
NET AREA	1,826	DETAIL ADJ	1.000
$NLA(RCN)	$216	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	5	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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	893		40.88	36,506
+	USF	L	UPPER STORY FIN	773	1925	121.90	94,230
B	OPA	N	OPEN PORCH	30		91.33	2,740
C	WDK	N	WOOD DECK	528		23.95	12,644
+	BAS	L	BASE AREA	1,053	1925	215.21	226,619
F	ENT	N	ENCLOSED ENTRY	54		83.87	4,529
	F21	O	FPL 2S 1OP	1		9,875.80	9,876
	FIX	O	XTRA FIXTURES	3		2,387.57	7,163

TOTAL RCN	394,307

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$299,700