Key: 8865

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,061

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
QUAGLIERI ALAN R ETUX MARY E VENDICE PO BOX 657 WALPOLE, MA 02081	42.2-6-0	43 HARBOR DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
QUAGLIERI ALAN R ETUX	08/03/2011	O	879,000	25601-343
KNOX LISA EXECUTRIX	08/03/2011	F		25601-339/40
STADTMAN WALTER E	07/15/1991			07611-00274

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

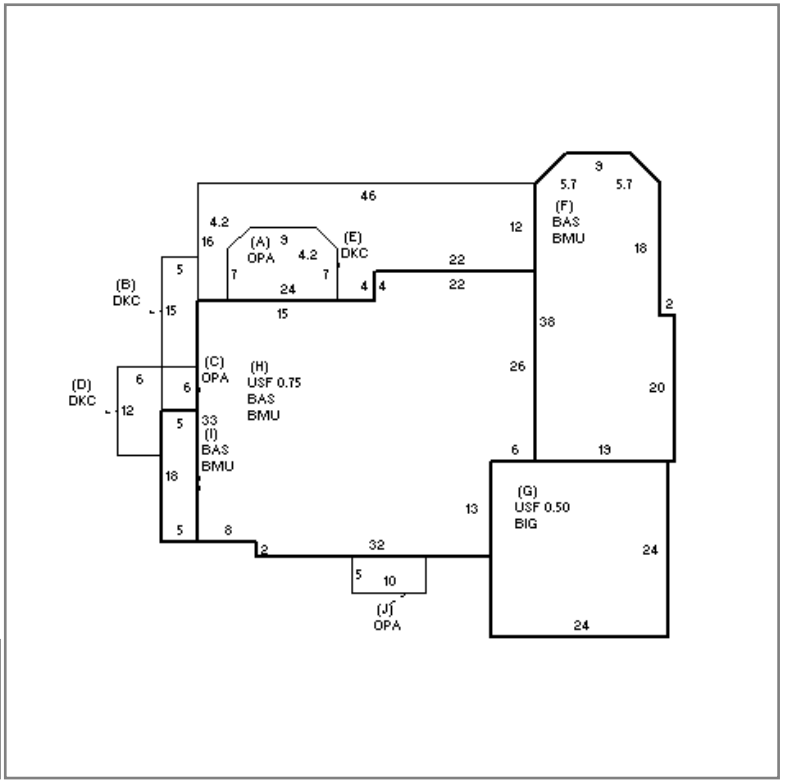
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		01/24/2018	DB	100	100
14202	04/02/2014	3	ALT/RENO	10,500	08/11/2014		100	100
14087	02/18/2014	3	ALT/RENO	5,000	08/11/2014		100	100
12262	04/20/2012	8	POOL	20,000	10/17/2012	TL	100	100
11597	09/30/2011	1	NEW CONSTRUC	220,000	10/17/2012	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,500	11 1.00	DCK 1.00	100 1.00	1,414,200	1.22	A 1.00	BSP 6.00			1,208,930

TOTAL	30,492 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	Chapter 91 License Expires 2094 #99-5		
Infl1	DOCK				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,208,900	1,069,900
BUILDING	1,098,800	982,800
DETACHED	176,600	195,500
OTHER	0	0
TOTAL	**2,484,300**	**2,248,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	V 1.30	10 0.90	16 X 34+5 X		619	235.56	131,200
SHF	A 1.00	50 0.50	6 X 12			0.00	
IPG	E 1.90	10 0.90	16 X 34	2012	544	56.46	27,600
PTD	G 1.20	10 0.90	20X60		1,200	4.23	4,600
FLD	E 1.90	10 0.90	8X16		128	114.76	13,200

PHOTO 10/17/2012

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/8/2023	SL
LIST	11/8/2023	EST
REVIEW	11/8/2023	SL

YEAR BLT	2011	SIZE ADJ	0.990
NET AREA	3,923	DETAIL ADJ	1.000
$NLA(RCN)	$301	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	15	1.00
GARAGE CAPACITY	2	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	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
+	OPA	N	OPEN PORCH	728		92.03	66,995
+	DKC	N	DECK-COMPOSITE	288		98.18	28,277
+	BMU	N	BSMT UNFINISHED	2,432		43.00	104,576
+	BAS	L	BASE AREA	2,432	2011	257.13	625,349
G	BIG	N	BUILT-IN GARAGE	576		122.60	70,619
+	USF	L	UPPER STORY FIN	1,491	2011	162.57	242,399
	FIX	O	XTRA FIXTURES	10		3,330.07	33,301
	GFP	O	GAS FIREPLACE	1		10,007.70	10,008

TOTAL RCN	1,181,523

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

EFF.YR/AGE	2012 / 10		
COND	7 7 %		
FUNC	0		
ECON	0		
DEPR	7	% GD	93
RCNLD	$1,098,800		