

Key: 8985

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.186

LEGALS

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION									
CORTESE NICHOLAS A & CHRISTINE CORTESE 23 QUISSET BROOK MILTON, MA 02186				43.0-54-0				32 CLUBHOUSE DR									
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)										
CORTESE NICHOLAS A & ODOHERTY CONSTANTINE B ET				08/03/2020	QS	539,000	(223221)										
				01/04/2011	QS	350,000	(193345)										
				12/10/1976	QS	12,500	(69260)										
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	30,060	11	1.00	100	1.00	1.00	1.00	271,055	1.23	A	1.00	R08	1.15			230,910

TOTAL	30,056 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E GOLF COURSE VIEWS	LAND	230,900	195,500			
Infl1	AVG		BUILDING	454,800	354,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	685,700	550,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/22/2021	TL
MODEL	1		RESIDENTIAL	LIST	11/22/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/25/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	1.005
NET AREA	2,068	DETAIL ADJ	1.000
\$NLA(RCN)	\$253	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	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	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,376		35.40	48,706
B	AGR	N	ATT GARAGE	576		68.48	39,445
+	OPA	N	OPEN PORCH	288		65.21	18,780
+	BAS	L	BASE AREA	1,012	1989	208.29	210,786
+	USF	L	UPPER STORY FIN	672	1989	120.48	80,961
E	PTA	N	PATIO	116		15.83	1,836
+	BAS	L	BASE AREA	384	1989	208.29	79,982
	F11	O	FPL 1S 1OP	1		8,884.00	8,884
	F21	O	FPL 2S 1OP	1		9,760.50	9,761
	FIX	O	XTRA FIXTURES	10		2,359.62	23,596

TOTAL RCN	522,737
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$454,800

