Key: 9101

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,306

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CERBO CHRISTOPHER J & SARAH B TOWLE TRS CJC & SBT FAM TRUST 26 DRAKE CIRCLE WALPOLE, MA 02081	43.1-95-0	39 SALT MARSH LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CERBO CHRISTOPHER J & SAR	07/22/2021	F	100	34316-112
CERBO JAMES TRS	07/22/2021	F	100	34316-105
CERBO JAMES TRS	07/22/2021	F	100	34316-102

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-22-102	12/28/2022	1	NEW CONSTRUC	500,000	06/02/2023	TL	100	100
D-22-11	06/24/2022	5	DEMOLITIONS	10,000	11/10/2022	TL	100	100
13196	04/02/2013	4	DETACH.STRUC	6,454	05/22/2018	TL	100	100
10512	08/30/2010	4	DETACH.STRUC	2,600	11/29/2010		100	100
06253	05/02/2006	4	DETACH.STRUC	3,261	10/04/2007	DB	100	100

LAND

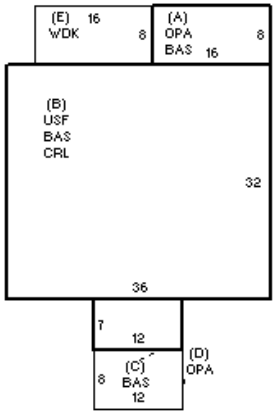
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,965	11 1.00	100 1.00	100 1.00	518,540	1.79	A 1.00	BA- 2.20			403,430

TOTAL	18,949 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	403,400	357,100
BUILDING	540,700	175,200
DETACHED	0	3,900
OTHER	0	0
TOTAL	**944,100**	**536,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/05/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/22/2023	TL
LIST	3/22/2023	EST
REVIEW	6/2/2023	TL

YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	2,516	DETAIL ADJ	1.000
$NLA(RCN)	$215	OVERALL	1.190

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	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	3	FOUN. WALL	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	0		1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,364	2022	234.88	320,381
B	CRL	N	BSMT CRAWL	1,152		25.43	29,292
B	USF	L	UPPER STORY FIN	1,152	2022	129.91	149,654
+	OPA	N	OPEN PORCH	224		73.54	16,472
E	WDK	N	WOOD DECK	128		49.38	6,320
	FIX	O	XTRA FIXTURES	7		2,660.90	18,626

TOTAL RCN	540,745

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

EFF.YR/AGE	2022 / 0	
COND	0	0 %
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$540,700