

Key: 9546

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.770

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
VECCHIO JULIETTA 255 FERNCREST DR TAUNTON, MA 02780				43.3-279-0				4 MASSASOIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VECCHIO JULIETTA				11/16/2015	O	230,000	29275-288				
CARNEY RICHARD C &				08/24/1993	F	1 08743-00333					

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	%
17181-B	03/16/2017	1	NEW CONSTRUC	164,500	06/07/2018	TL	100	100
17181-A	03/16/2017	5	DEMOLITIONS				100	100
		12	CYCLICAL		09/02/2015	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	10,759	11	1.00	100	1.00	100	1.00	636,390	2.93	10	0.90	BG- 3.00		460,380

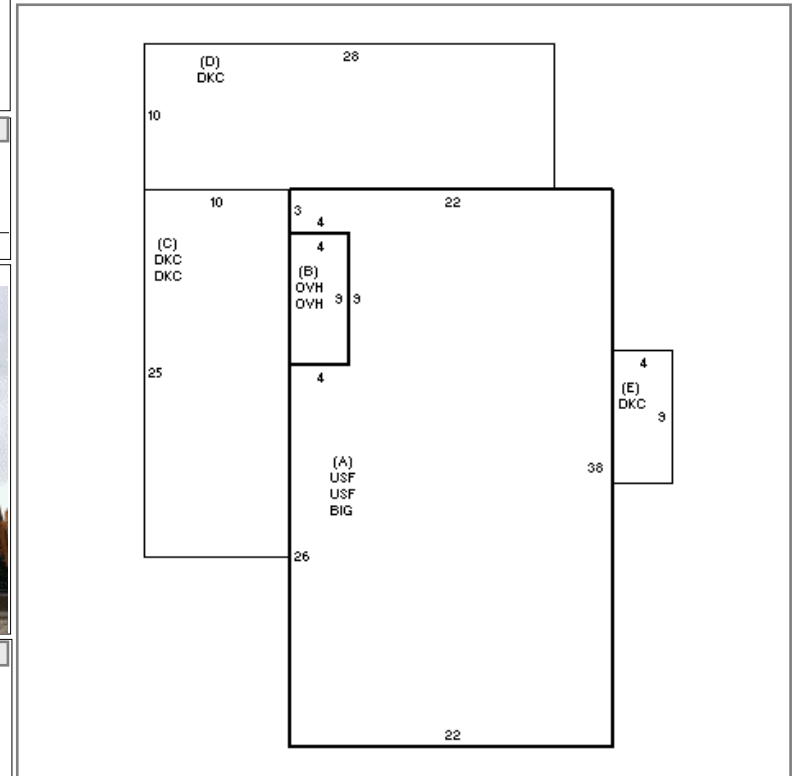
TOTAL	10,759 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	MARSH LAND DETERMINED BY TOWN OF BOURNE ENGINEERING DEPT / topo = marsh			LAND	460,400	407,400
Infl1	AVG		BUILDING	366,000	327,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>826,400</b>	<b>734,600</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/29/2017	TL
MODEL	1		RESIDENTIAL	LIST	8/29/2017	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/13/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2017	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,672	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$223	OVERALL	1.140	EXT COVER	15	VINYL SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	3	1.00		INT. FINISH	1	PLASTER	1.00
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	0	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	1	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	800		93.41	74,725
A	USF	L	UPPER STORY FIN	1,600	2017	131.68	210,688
B	OVH	L	OVERHANG	72	2017	229.37	16,514
+	DKC	N	DECK-COMPOSITE	816		77.80	63,487
	GFP	O	GAS FIREPLACE	1		8,105.90	8,106

TOTAL RCN	373,519
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2017 / 5
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$366,000