

Key: 9612

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.837

LEGALS

LAND

DETACHED

BUILDING

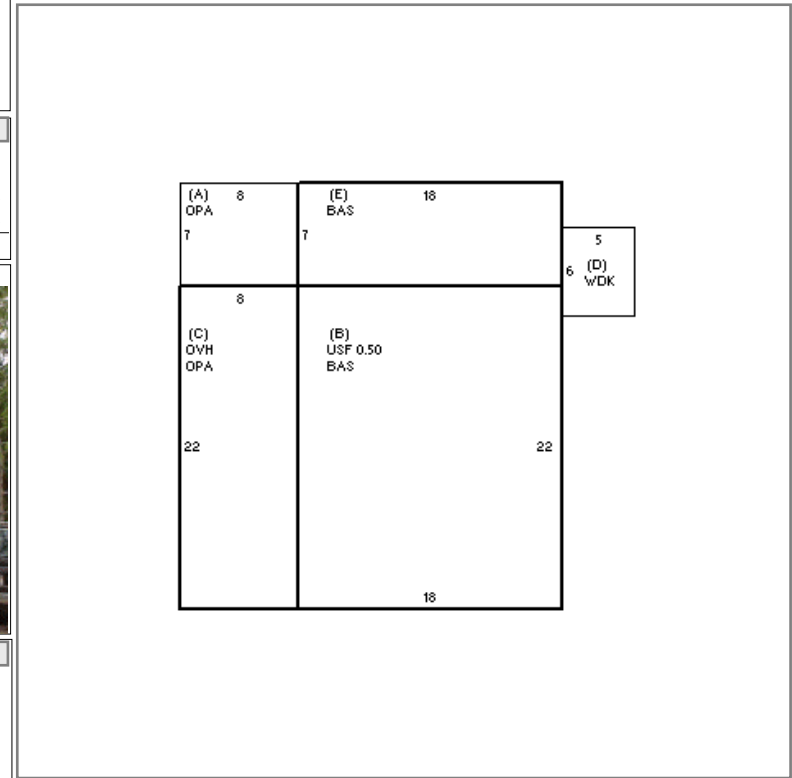
CURRENT OWNER				PARCEL ID				LOCATION			
BRANCA WILLIAM J & MAUREEN J BRANCA 396 FRONT ST WEYMOUTH, MA 02188-2802				43.4-75-0				19 HILL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRANCA WILLIAM J &				05/22/1998	QS	82,500	11446-191				

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	%
990218	05/10/1999	3	ALT/RENO 13 OTHER	6,850	05/17/2001	EB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	5,000	11	1.00	100	1.00	100	1.00	518,540	5.97	A	1.00	BA- 2.20		355,230

TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	355,200	314,400			
Infl1	AVG		BUILDING	105,500	93,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	460,700	407,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/15/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/15/2023	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	11/15/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.020
NET AREA	896	DETAIL ADJ	1.000
\$NLA(RCN)	\$155	OVERALL	0.720
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	5	1.00	
BEDROOMS	3	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	1	PIER	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	5	OTHER	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	232		43.22	10,028
+	BAS	L	BASE AREA	522	1920	159.47	83,242
B	USF	L	UPPER STORY FIN	198	1920	80.81	16,000
C	OVH	L	OVERHANG	176	1920	133.00	23,408
D	WDK	N	WOOD DECK	30		46.56	1,397
	FIX	O	XTRA FIXTURES	3		1,564.03	4,692

TOTAL RCN	138,766
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	\$105,500