

Key: 9841

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.074

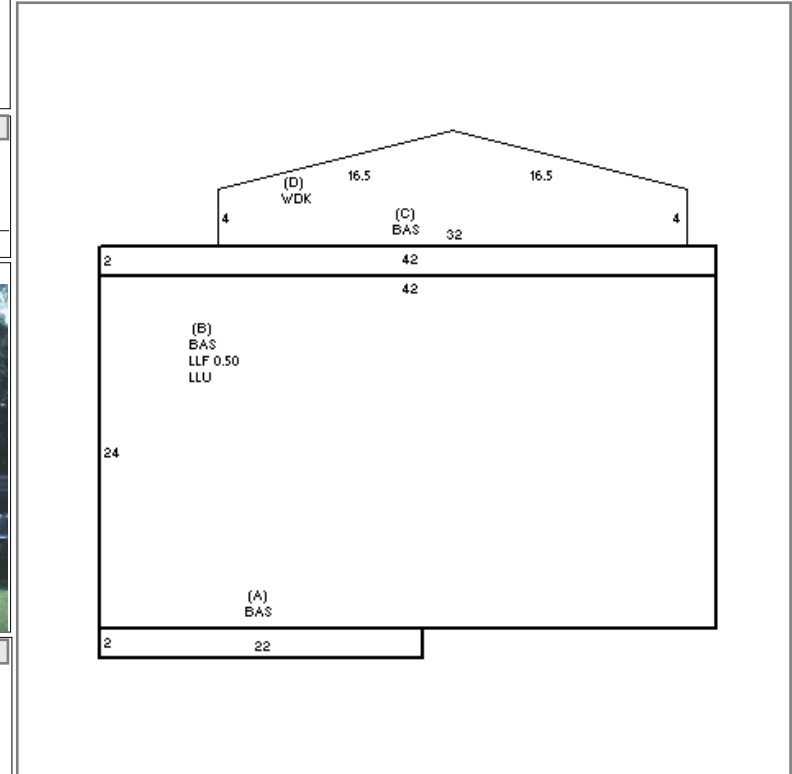
LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|-------------|--|---------------|--|--|--|
| DUBOIS GARY M PO BOX 3155 BOURNE, MA 02532 | | | | 44.1-150-0 | | | | 10 DOLLINS RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| DUBOIS GARY M | | | | 12/17/2018 | QS | 250,538 | | 31733-44 | | | |
| GUGLIA MARGARET I | | | | 06/09/2014 | F | 1 28192-173 | | | | | |
| LOMBARD ROBERT D & | | | | 11/05/1982 | QS | 61,000 | | 3599-281 | | | |

| 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-22-311 | 09/27/2022 | 10 | WOODSTOVE | 1,500 | | | 0 0 |
| EXB-22-21 | 01/11/2022 | 10 | WOODSTOVE | 4,300 | | | 100 100 |
| 19518 | 06/11/2019 | 15 | INSULATE/WEA | 5,416 | | | 100 100 |
| 15413 | 06/05/2015 | 15 | INSULATE/WEA | | 07/08/2015 | | 100 100 |
| 04480 | 06/29/2004 | 3 | ALT/RENO | 4,094 | 11/08/2004 | 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 | 31,020 | 11 | 1.00 | 100 1.00 | 294,625 | 1.21 | A | 1.00 | PVG | 1.25 | 252,880 |
| TOTAL | | 31,015 SF | ZONING | 1 | FRNT | 0 | ASSESSED | | CURRENT | PREVIOUS | | |
| Nbhd | POC | NOTE | LAND | 252,900 | 223,800 | | | | | | | |
| Infl1 | AVG | | BUILDING | 203,500 | 180,100 | | | | | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | | | | | |
| | | | OTHER | 0 | 0 | | | | | | | |
| TOTAL | | | | 456,400 | 403,900 | | | | | | | |



DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 01/01/2018 |



| BUILDING | CD | ADJ | DESC | MEASURE | 9/9/2019 | RP |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/9/2019 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1982 <th>SIZE ADJ</th> <td>1.010 </td> | SIZE ADJ | 1.010 |
|------------|---|------------|-------|
| NET AREA | 1,640 <th>DETAIL ADJ</th> <td>1.000 </td> | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$172 | OVERALL | 0.950 |

| 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 | 3 | W/W CARPET | 1.00 |
| INT. FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 5 | ELECTRIC BB | 0.98 |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|------|---|-----------------|-------|------|-----------|---------|
| + | BAS | L | BASE AREA | 1,136 | 1982 | 184.19 | 209,241 |
| B | LLU | N | LOWER LEVEL UNF | 1,008 | | 30.74 | 30,987 |
| B | LLF | L | LOWER LEVEL FIN | 504 | 1982 | 59.21 | 29,840 |
| D | W/DK | N | WOOD DECK | 192 | | 33.56 | 6,444 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,043.40 | 6,130 |

| CAPACITY | UNITS | ADJ |
|-----------------|-------|------|
| STORIES | 1 | 1.00 |
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 50 | 1.00 |
| # OF HALF BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| TOTAL RCN | | 282,642 |
|----------------|------------|-----------|
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | F | |
| KITCHEN | F | |
| BATHS | F | |
| HEAT | A | |
| ELECT | A | |
| EFF.YR/AGE | | 1991 / 31 |
| COND | 28 28 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 28 % GD 72 | |
| RCNLD | \$203,500 | |