

Key: 994

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.003

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GIOLITO JULIA C/O GIOLITO MARY ELLEN 16 SUNCREST RD ANDOVER, MA 01810				6.0-49-0				11 HOMESTEAD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIOLITO MARY ELLEN				01/25/2023	F	100	35611-19				
GIOLITO JOHN B &				01/25/2023	F	1	35611-18				
GIOLITO JULIA				04/30/2014	F	100	28115-96				

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	%
14526	07/02/2014	3	ALT/RENO	44,000	05/29/2018	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	20,250	1	1.00	100	1.00	100	1.00	235,700	1.69	A	1.00	R03	1.00									185,410

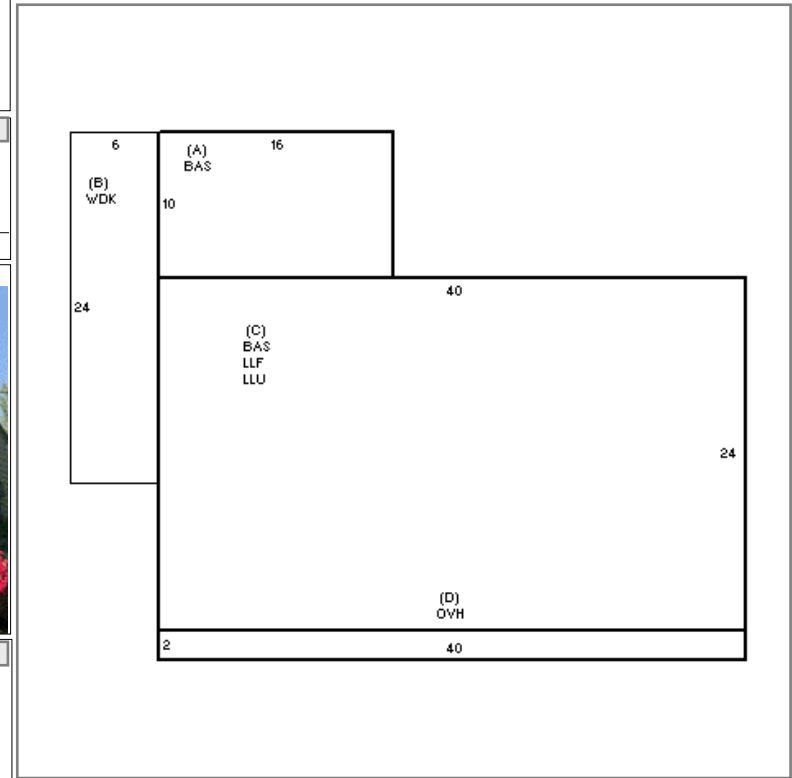
TOTAL	20,255 SF	ZONING	1	FRNT	130	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E	Also frontage on State Rd=lpi			LAND	185,400	164,100
Infl1	AVG		BUILDING	270,200	242,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	455,600	406,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	F	0.70	30 0.70	8 X 8		0.00	
SHF	A	1.00	30 0.70	8 X 8		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2021	NMP
MODEL	1		RESIDENTIAL	LIST	5/29/2018	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,160	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,120	1981	196.78	220,399
\$NLA(RCN)	\$158	OVERALL	1.020	EXT COVER	15	VINYL SHINGLE	1.02	B	WDK	N	WOOD DECK	144		40.51	5,833
				ROOF SHAPE	1	GABLE	1.00	C	LLU	N	LOWER LEVEL UNF	960		32.84	31,529
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	LLF	L	LOWER LEVEL FIN	960	1981	55.89	53,659
				FLOOR COVER	1	HARDWOOD	1.02	D	OVH	L	OVERHANG	80	1981	185.65	14,852
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,183.13	6,549
				HEATING/COOLING	5	ELECTRIC BB	0.98		KIT	O	EXTRA KITCHEN	1		5,149.10	5,149
				FUEL SOURCE	3	ELECTRIC	1.00		MST	O	MAS/METAL STACK	1		4,091.20	4,091
				USE	0		1.00								



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	342,061
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$270,200