

Key: 10315

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.552

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MAIONE SEBASTIANO & PAOLINA TRS MAIONE REVOCABLE TRUST 25 PORTER STREET WESTWOOD, MA 02090				47.2-45-0				14 NAIRN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				07/31/2019	F		1 32194-310				
				01/21/1988	QS	300,000	6108-153				

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	%
05235	04/15/2005	12 3	CYCLICAL ALT/RENO	2,000	05/24/2018 08/23/2007	TL DB	100 100	100 100

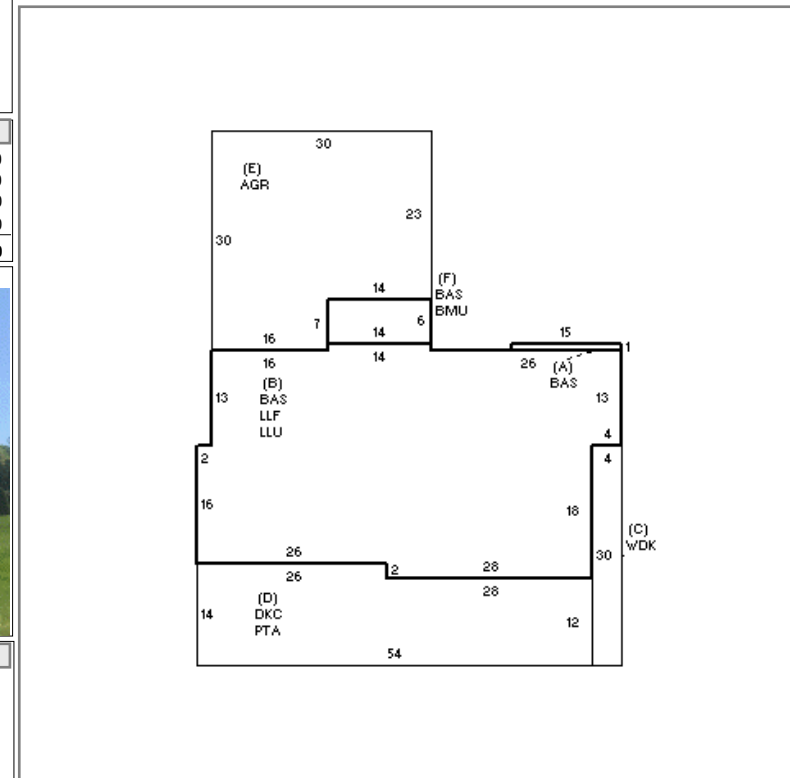
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	22,070	14	1.00	100	1.00	100	1.00	942,800	1.58	A	1.00	BGD	4.00									753,010

TOTAL	22,085 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE				LAND	753,000	466,500
Infl1	AVG		BUILDING	529,400	468,500			
N_Index	AVG		DETACHED	2,300	2,200			
			OTHER	0	0			
						TOTAL	1,284,700	937,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	A 0.75	12 X 16		192	15.95	2,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/24/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1982	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	645,575				
NET AREA	3,423	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,761	1982	195.79	344,789	CONDITION ELEM CD					
\$NLA(RCN)	\$189	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	B	LLU	N	LOWER LEVEL UNF	1,662		33.85	56,261	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	1,662	1982	57.61	95,748	INTERIOR	A				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	120		43.68	5,242	KITCHEN	G				
				FLOOR COVER	1	HARDWOOD	1.02	D	PTA	N	PATIO	700		15.03	10,522	BATHS	G				
				INT. FINISH	2	DRYWALL	1.00	D	DKC	N	DECK-COMPOSITE	700		68.59	48,013	HEAT	A				
				HEATING/COOLING	2	HOT WATER	1.02	E	AGR	N	ATT GARAGE	802		60.99	48,916	ELECT	A				
				FUEL SOURCE	2	GAS	1.00	F	BMU	N	BSMT UNFINISHED	84		67.85	5,700						
				USE	0		1.00	F12	O		FPL 1S 2OP	2		9,307.30	18,615						
								FIX	O		XTRA FIXTURES	5		2,354.16	11,771						
CAPACITY		UNITS	ADJ																		
STORIES	1	1.00																			
ROOMS	3	1.00																			
BEDROOMS	1	1.00																			
BATHROOMS	2	1.00																			
FIXTURES	10	1.00																			
GARAGE CAPACITY	2	1.00																			
% BSMT FINISH	80	1.00																			
# OF HALF BATHS	1	1.00																			
# OF UNITS	1	1.00																			
																EFF.YR/AGE		2001 / 21			
																COND	18	18 %			
																FUNC	0				
																ECON	0				
																DEPR	18	% GD	82		
																RCNLD		\$529,400			