

Key: 10328

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.564

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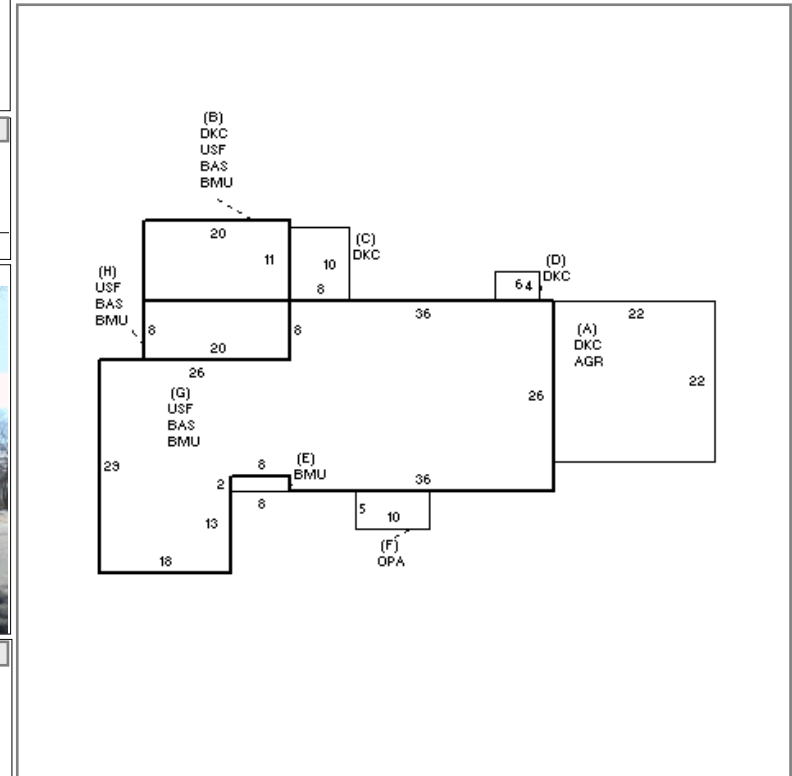
CURRENT OWNER				PARCEL ID				LOCATION							
MATARAZZO MARK 32 SPICE STREET CHARLESTOWN, MA 02129				47.2-53-2				9 NAIRN RD							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
MATARAZZO MARK				03/11/2021	O	760,000	33879-92								
DIXON FOX DESIGN BUILD LL				09/18/2018	H	443,600	31536-223								
REZENDES MICHAEL ETUX				03/31/2003	QS	557,000	16661-252								
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	20,510	14	1.00	100	1.00	100	1.00	518,540	1.67	A	1.00	BA- 2.20		408,780

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-22-222	09/01/2022	8	POOL	100,000	06/26/2023	SL	100	100
B-22-133	04/24/2022	3	ALT/RENO	56,000	06/26/2023	SL	10	0
EXB-22-44	01/24/2022	14	SOLAR	28,821			100	100
B-21-303	08/24/2021	3	ALT/RENO	300,000	03/01/2023	TL	100	100
H720	08/13/2020	3	ALT/RENO		03/14/2022	TL	100	100

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TOTAL	20,517 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E				LAND	408,800	411,100
Infl1	AVG					BUILDING	877,900	694,400
N_Index	AVG					DETACHED	22,000	0
						OTHER	0	0
						TOTAL	1,308,700	1,105,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.20	10 0.90 12 X 16	2023	192	5.36	900
IPG	G	1.20	10 0.90 16 X 32	2023	512	35.66	16,400
PTD	G	1.20	10 0.90 33 X 53	2023	1,237	4.23	4,700



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BUILDING	CD	ADJ	DESC	MEASURE	3/1/2023	SL
MODEL	1		RESIDENTIAL	LIST	3/3/2023	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/11/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1976	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	924,107	
NET AREA	3,932	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	484		77.40	37,463			
\$NLA(RCN)	\$235	OVERALL	1.150	EXT COVER	4	VINYL	1.00	+	BMU	N	BSMT UNFINISHED	1,982		37.13	73,601			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,966	1976	221.81	436,081			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	380	2019	130.20	49,478			
				FLOOR COVER	1	HARDWOOD	1.02	+	DKC	N	DECK-COMPOSITE	808		76.93	62,160			
				INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	50		102.04	5,102			
				HEATING/COOLING	9	WARM-COOL AIR	1.03	G	USF	L	UPPER STORY FIN	1,586	1976	130.20	206,504			
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		11,032.00	11,032			
				USE	0		1.00		FIX	O	XTRA FIXTURES	13		2,667.02	34,671			
									GFP	O	GAS FIREPLACE	1		8,015.00	8,015			
																EFF.YR/AGE	2014 / 8	
																COND	5 5 %	
																FUNC	0 uc	
																ECON	0	
																DEPR	5 % GD 95	
																RCNLD	\$877,900	