Key: 10969

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,256

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
IANDOLI ANNE-MARIE ETUX **DAVID IANDOLI** **PO BOX 348** **CATAUMET, MA 02534**	**51.4-9-2**	**26 OCEAN AVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
IANDOLI ANNE-MARIE ETUX	01/22/2016	A	398,500	29409-96
RAAB MICHAEL M &	02/04/1988	QS	155,000	6127-257

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

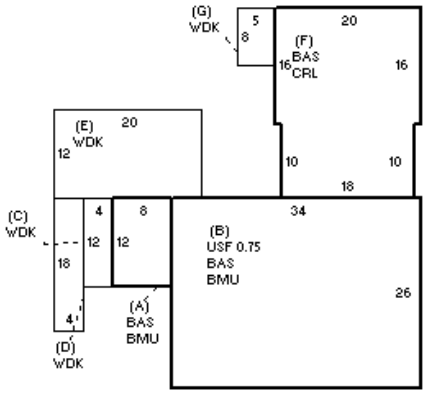
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04699	09/15/2004	2	ADDITIONS	25,000	09/26/2006	MJ	100	100
900113	03/28/1990	6	FENCE	2,500	08/29/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,800	14 1.00	100 1.00	100 1.00	424,260	1.39	A 1.00	R09 1.80			349,380

TOTAL	25,788 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	349,400	309,200
BUILDING	385,800	341,400
DETACHED	0	0
OTHER	0	0
TOTAL	**735,200**	**650,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/26/2006

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/26/2006	MJ
LIST	9/26/2006	MJ
REVIEW	10/1/2007	TL

YEAR BLT	1985	SIZE ADJ	1.005
NET AREA	2,143	DETAIL ADJ	1.000
$NLA(RCN)	$231	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	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	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	980		42.71	41,859
+	BAS	L	BASE AREA	1,480	1985	214.88	318,030
B	USF	L	UPPER STORY FIN	663	1985	127.36	84,441
+	WDK	N	WOOD DECK	400		25.02	10,008
F	CRL	N	BSMT CRAWL	500		30.09	15,045
	F21	O	FPL 2S 1OP	1		10,318.20	10,318
	FIX	O	XTRA FIXTURES	6		2,494.53	14,967

TOTAL RCN	494,667

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$385,800