Key: 11083

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,372

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MANFREDI ANTHONY F JR PO BOX 387 CATAUMET, MA 02534-0387	51.4-122-0	1 PUFFIN CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MANFREDI ANTHONY F JR	05/29/1987	QS	95,000	5748-33

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	%

LAND

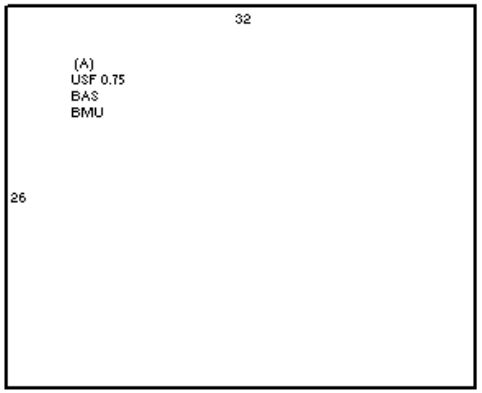
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,140	14 1.00	100 1.00	100 1.00	294,625	1.70	A 1.00	R06 1.25			231,530

TOTAL	20,125 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	231,500	204,900
BUILDING	239,600	212,100
DETACHED	0	0
OTHER	0	0
TOTAL	**471,100**	**417,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/13/2021

BLDG COMMENTS

BUILDING

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

MEASURE	9/13/2021	RP
LIST	9/13/2021	EST
REVIEW	9/13/2021	RP

YEAR BLT	1977	SIZE ADJ	1.015
NET AREA	1,456	DETAIL ADJ	1.000
$NLA(RCN)	$214	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	832		41.08	34,181
A	BAS	L	BASE AREA	832	1977	223.42	185,885
A	USF	L	UPPER STORY FIN	624	1977	122.51	76,443
	F21	O	FPL 2S 1OP	1		9,924.70	9,925
	FIX	O	XTRA FIXTURES	2		2,399.20	4,798

TOTAL RCN	311,233

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$239,600