

Key: 11301

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.611

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
RIZZO GAETANO ETUX MARIE RIZZO 119 LONGFELLOW ROAD WALTHAM, MA 02453				55.0-30-0				18 WHIMBREL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIZZO GAETANO ETUX				09/30/2003	F		17723-144				
RIZZO GAETANO ETUX				06/25/2002	F	1	15295-112				
JENNINGS JOHN J				04/21/1993	F	1	8534-234				

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	%
900329	06/26/1990	9	DECK	2,400	08/28/1991	HS	100	100

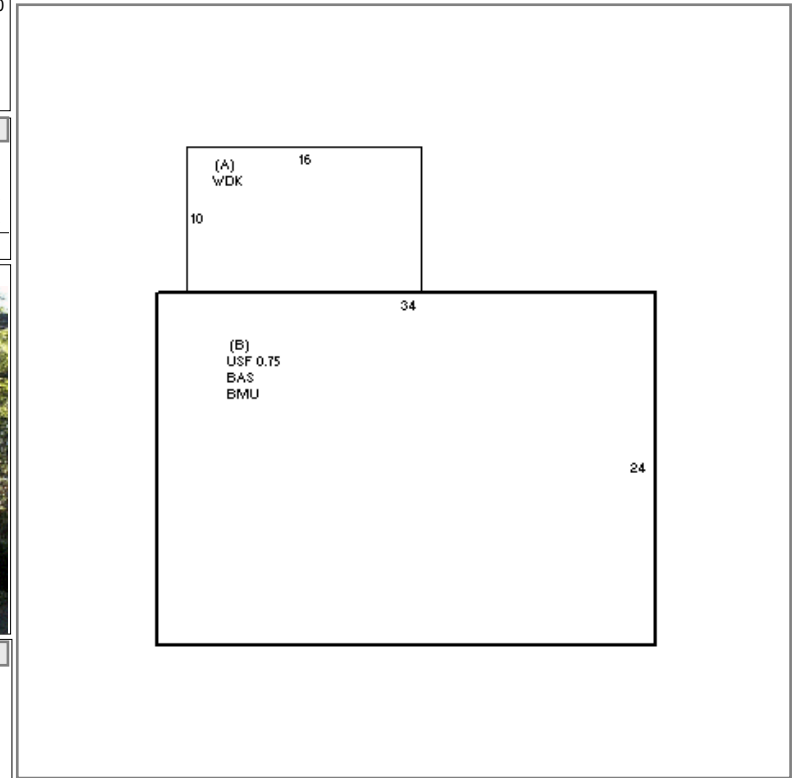
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	15,070	14	1.00	100	1.00	100	1.00	294,625	2.17	A	1.00	R06	1.25		221,590
300	A	0.200	14	1.00	100	1.00	100	1.00	20,375	1.00	OS	1.00	R06	1.25		4,080

TOTAL	15,070 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E	MAP 54 PARCELS 67-68-77 MAP 55 PARCELS 22 & 28=OPEN SPACE			LAND	225,700	199,700
Infl1	AVG		BUILDING	237,600	210,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	463,300	409,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/28/2016	BC
MODEL	1		RESIDENTIAL	LIST	10/28/2016	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	10/28/2016	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,428	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$216	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	4	ADJ	1.00	FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	2		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	8		1.00	FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	0		1.00	USE	0		1.00
% BSMT FINISH	0		1.00				
# OF HALF BATHS	0		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	160		38.69	6,191
B	BMU	N	BSMT UNFINISHED	816		40.34	32,919
B	BAS	L	BASE AREA	816	1978	219.39	179,025
B	USF	L	UPPER STORY FIN	612	1978	120.30	73,622
	F21	O	FPL 2S 1OP	1		9,745.80	9,746
	FIX	O	XTRA FIXTURES	3		2,356.17	7,069

TOTAL RCN	308,572	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	\$237,600		