

Key: 1451

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.455

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FONTNEAU EDWARD T & AUDRY TR EDWARD T FONTNEAU TRUST PO BOX 67 CHARTLEY, MA 02712				7.3-29-0				172 WILLISTON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FONTNEAU EDWARD T & AUDRY				05/23/2011	F	100	(194314)				
FONTNEAU EDWARD T				04/19/2011	F	100	(194057)				
BANKNORTH N A TR OF FONT				07/12/1999	X		(88251)				

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	%
09129	04/14/2009	3	ALT/RENO	54,000	05/23/2018	TL	100	100
920183	04/21/1992	6	FENCE	350	02/24/1993	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	1	1.00	100	1.00	100	1.00	1.00	R04	1.10	238,030
300	A	0.082	1	1.00	100	1.00	100	1.00	1.00	R04	1.10	1,470

TOTAL	43,560 SF	ZONING	1	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	239,500	212,000			
Infl1	AVG		BUILDING	669,300	592,200			
N_Index	AVG		DETACHED	2,400	2,300			
			OTHER	0	0			
TOTAL				911,200	806,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10 X 20		200	15.95	2,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	NMP
MODEL	1		RESIDENTIAL	LIST	5/23/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/23/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,024	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,016		33.92	68,388
\$NLA(RCN)	\$246	OVERALL	1.130	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	672	1987	202.90	136,347
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,344	1950	202.90	272,693
				ROOF COVER	2	WOOD SHINGLES	1.02	B	USF	L	UPPER STORY FIN	1,008	1950	122.74	123,724
				FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	48		96.19	4,617
				INT. FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	584		72.96	42,611
				HEATING/COOLING	2	HOT WATER	1.02	D	ATU	N	ATTIC UNF	584		49.90	29,140
				FUEL SOURCE	1	OIL	1.00	E	CAN	N	CANOPY	240		12.85	3,085
				USE	0		1.00	F	WDK	N	WOOD DECK	144		46.65	6,717
								G	PTA	N	PATIO	428		16.05	6,871
								F22	O	FPL 2S 2OP	2		10,886.00	21,772	
								FIX	O	XTRA FIXTURES	11		2,514.18	27,656	

TOTAL RCN	743,622	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			G
KITCHEN			G
BATHS			G
HEAT			U
ELECT			U
EFF.YR/AGE		2009 / 13	
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD	\$669,300		

