

Key: 1468

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.471

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RAFTELIS MICHAEL 5 NAUSHON RD SAGAMORE BEACH, MA 02562-2717				7.3-45-0				5 NAUSHON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAFTELIS MICHAEL				11/30/2001	QS	227,000	(163560)				
FANTOZZI THOMAS E				04/27/1998	P	48,000	(148246)				

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	%
18521	06/14/2018	3	ALT/RENO	5,750			100	100
980153	04/06/1998	1	NEW CONSTRUC	70,000	02/17/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,375	1	1.00	100	1.00	100	1.00	259,270	2.14	A	1.00	R04	1.10			195,530

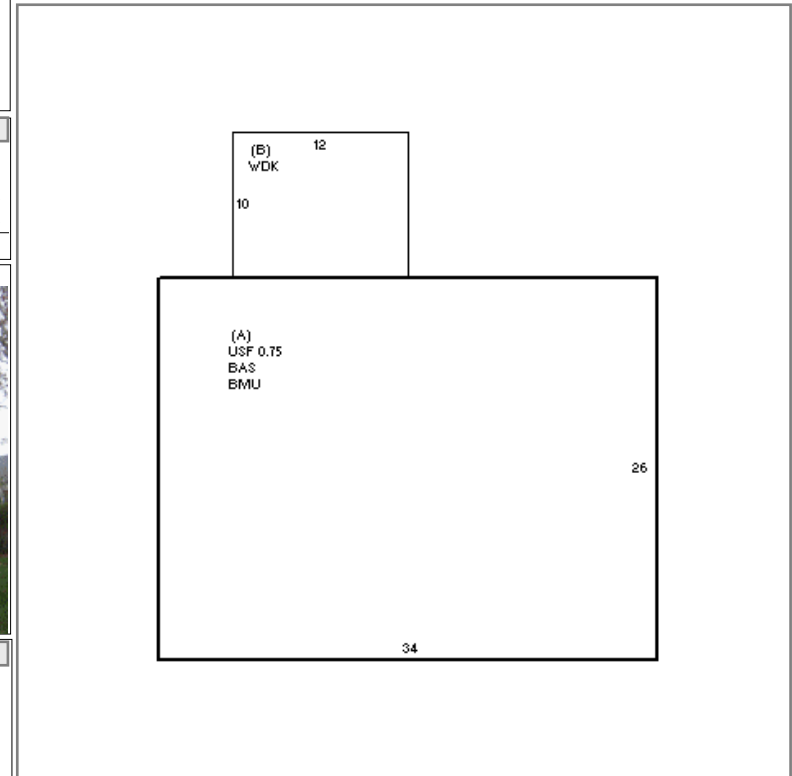
TOTAL	15,377 SF	ZONING	1	FRNT	102	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	195,500	173,000			
Infl1	AVG		BUILDING	286,500	253,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	482,000	426,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	NMP
MODEL	1		RESIDENTIAL	LIST	7/24/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/24/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1998	SIZE ADJ	1.010
NET AREA	1,547	DETAIL ADJ	1.000
\$NLA(RCN)	\$215	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	884		40.88	36,139
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	884	1998	222.32	196,530
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	663	1998	121.90	80,820
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	120		44.30	5,316
FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	3		2,387.57	7,163
INT. FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		7,175.00	7,175
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	333,143
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$286,500