

Key: 1520

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.522

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CURRENT OWNER				PARCEL ID				LOCATION			
FERRO JAMES A & MELISSA A TRS JMF REALTY TRUST 99 WILLISTON RD SAGAMORE BEACH, MA 02562				7.3-96-3				99 WILLISTON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FERRO JAMES A & MELISSA A				08/10/2022	F	1 35300-160					
FERRO JAMES A &				12/10/2021	QS	625,000 34739-309					
CHRZANOWSKI REALTY TRUST				01/29/2020	F	1 32655-304					


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	%
B-23-50	04/11/2023	10	WOODSTOVE	17,256				
		3	ALT/RENO		03/15/2022	RP	100	100
12795	11/02/2012	3	ALT/RENO	30,000	08/06/2013	DB	100	100
01356	06/21/2001	3	ALT/RENO	5,150	11/27/2001	TL	100	100

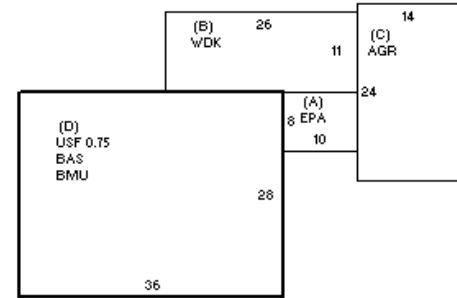
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,830 1	1.00	100	1.00	100	1.00	259,270	2.50	A	1.00	R04 1.10	191,130

DET  
ACHED

TOTAL	12,850 SF	ZONING	1	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	191,100	169,200			
Infl1	AVG		BUILDING	451,400	399,400			
N_Index	AVG		DETACHED	1,500	1,500			
			OTHER	0	0			
			TOTAL	644,000	570,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/15/2022
PTD	E	1.90	10 0.90		200	8.48	1,500		



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BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	NMP
MODEL	1		RESIDENTIAL	LIST	3/15/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/15/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1980	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	451,418
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	EPA	N	ENCLOSED PORCH	80		96.73	7,738		
\$NLA(RCN)	\$256	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	286		30.76	8,798		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	336		82.90	27,855		
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BMU	N	BSMT UNFINISHED	1,008		43.31	43,659			
ROOMS	7	1.00	FLOOR COVER	3	W/W CARPET	1.00	D	BAS	L	BASE AREA	1,008	1980	228.01	229,834			
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	756	1980	129.15	97,636			
BATHROOMS	2	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05	BGF	N	BSMT GOOD FINIS	200			89.23	17,846			
BATHROOMS	2	1.00	FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1			10,463.00	10,463			
FIXTURES	8	1.00	USE	0		1.00	FIX	O	XTRA FIXTURES	3			2,529.53	7,589			
GARAGE CAPACITY	1	1.00															
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$451,400