

Key: 2245

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.258

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GIAMPIETRO LOUIS F & DIANA GIAMPIETRO PO BOX 215 SAGAMORE, MA 02561				12.3-38-0				28 WESTDALE PK			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GIAMPIETRO LOUIS F & TD BANK NA TRS PATRICIA M				06/22/2022	QS	445,000		35202-43			
TD BANK NA TRS SANFORD				02/28/2022	F	100 34932-8					
				12/11/2018	F	1 31719-26					

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	%
E-22-617	09/26/2022	3	ALT/RENO	2,000			0	0
B-22-300	09/21/2022	3	ALT/RENO	35,000			0	0

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	2	1.00	100 1.00	212,130	2.87	A	1.00	R06	0.90	153,790

TOTAL	11,021 SF	ZONING	1	FRNT	116	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE 80' frontage on Commonwealth Ave	LAND	153,800	136,100			
Infl1	AVG		BUILDING	255,900	260,700			
N_Index	AVG		DETACHED	19,000	15,100			
			OTHER	0	0			
TOTAL			428,700	411,900				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGB	A	1.00 10 0.90	22X22		484	43.61	19,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2022	RP
MODEL	1		RESIDENTIAL	LIST	4/27/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/27/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1965	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,388	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,388		35.99	49,958
\$NLA(RCN)	\$279	OVERALL	1.110	EXT COVER	12	BRICK VENEER	1.10	A	BAS	L	BASE AREA	1,388	1965	211.79	293,964
CAPACITY				ROOF SHAPE	2	HIP	1.02	+	OPA	N	OPEN PORCH	111		77.30	8,581
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00		BMF	N	BSMT FINISH	288		65.83	18,959
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.02		F11	O	FPL 1S 1OP	1		9,033.50	9,034
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,399.40	7,198
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02								
BATHROOMS	2	1.00		FUEL SOURCE	1	OIL	1.00								
FIXTURES	8	1.00		USE	0		1.00								
GARAGE CAPACITY	1	1.00													
% BSMT FINISH	0	1.00													
# OF HALF BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	387,694	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			F
KITCHEN			F
BATHS			F
HEAT			O
ELECT			O
EFF.YR/AGE	1985 / 37		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD			\$255,900

