

Key: 2260

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.274

LEGAL

LAND

DETACHED

BUILDING

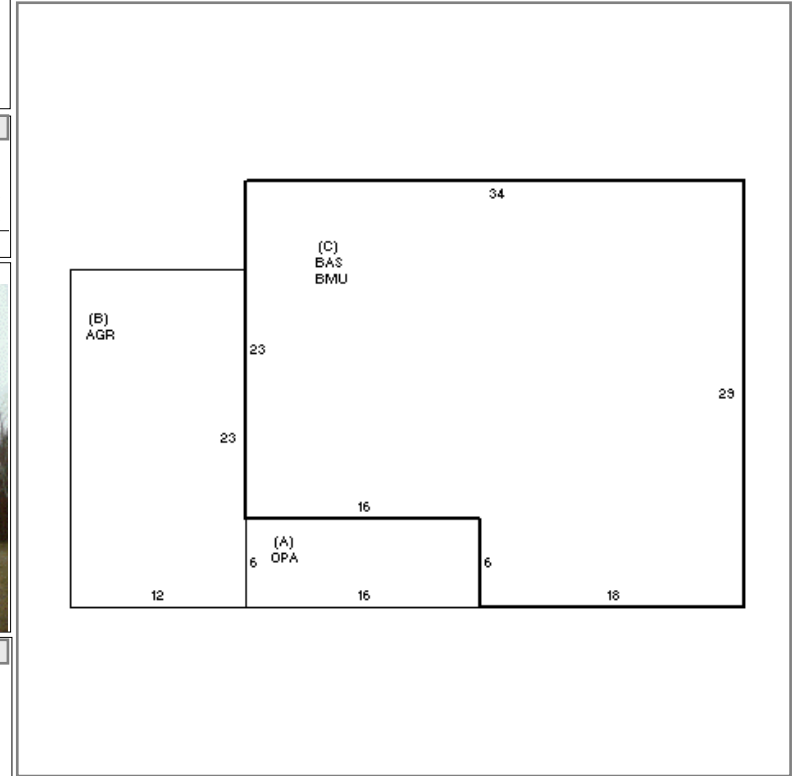
CURRENT OWNER				PARCEL ID				LOCATION			
FERRARI ROBERTA A TRS OF THE PELLEGRINI FAMILY TRUST PO BOX 115 SAGAMORE, MA 02561				12.3-58-0				23 WESTDALE PK			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FERRARI ROBERTA A TRS OF PELLEGRINI LOUIS F ESTATE				06/10/2013	H	27446-239		11269-306			
PELLEGRINI LOUIS F				03/03/1998	F	9538-207					
PELLEGRINI LOUIS F				01/27/1995	F						

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	%
		3	ALT/RENO		03/14/2023	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	11,550	2	1.00	100	1.00	100	1.00	212,130	2.75	A	1.00	R06	0.90				154,570

TOTAL	11,543 SF	ZONING	1	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	154,600	136,800			
Infl1	AVG		BUILDING	186,600	186,700			
N_Index	AVG		DETACHED	3,900	2,800			
			OTHER	0	0			
			TOTAL	345,100	326,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	50 0.50	16X18	288	18.28	2,600
OPS	A	1.00	50 0.50	10X16 ATT SH	160	16.80	1,300



BUILDING	CD	ADJ	DESC	MEASURE	2/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/22/2023	VER
STYLE	1	0.95	RANCH [100%]	REVIEW	3/14/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1947	SIZE ADJ	1.020
NET AREA	890	DETAIL ADJ	1.000
\$NLA(RCN)	\$276	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	96		72.57	6,967
B	AGR	N	ATT GARAGE	276		70.48	19,453
C	BMU	N	BSMT UNFINISHED	890		36.82	32,772
C	BAS	L	BASE AREA	890	1947	200.25	178,221
	F11	O	FPL 1S 1OP	1		8,096.60	8,097

TOTAL RCN	245,509
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$186,600