

Key: 3240

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.280

LEGAL

LAND

DETACHED

BUILDING

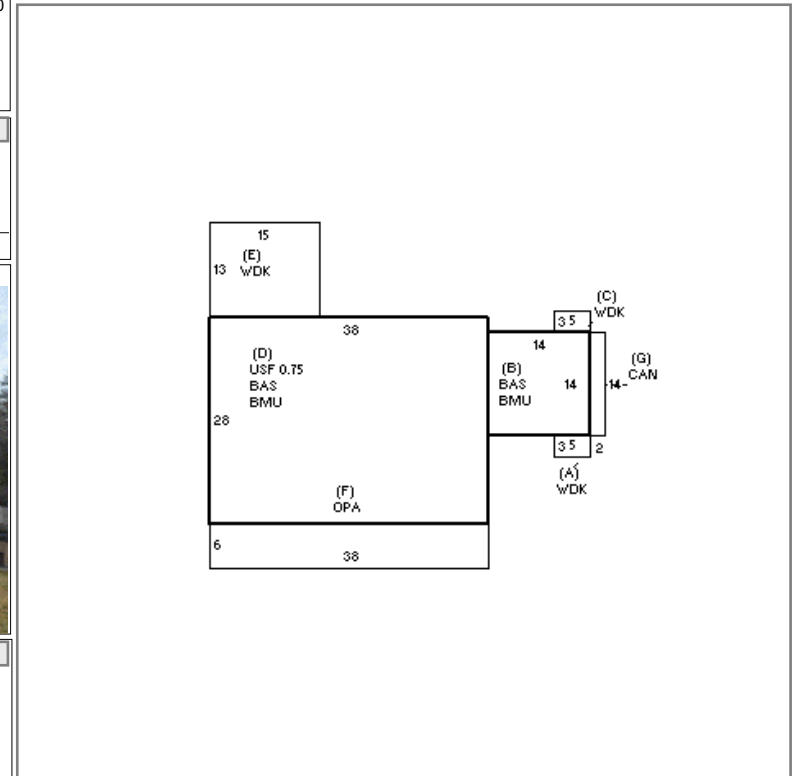
CURRENT OWNER				PARCEL ID				LOCATION			
REGAZIO TRACY A & BRENDA REGAZIO PO BOX 416 SAGAMORE, MA 02561-0416				18.0-21-0				11 WAYNE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REGAZIO TRACY A & REGAZIO TRACY				07/17/2001	F		1 14048-55				
				12/16/1991	XX		7795-143				

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	%
05037	01/21/2005	3	ALT/RENO	20,000	08/23/2007	TL	100	100
02089	02/27/2002	10	WOODSTOVE		05/21/2002	TL	100	100
01135	03/28/2001	1	NEW CONSTRUC	155,000	01/02/2002	TL	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	2	1.00	100	1.00	100	1.00	212,130	1.00	A	194,750
300	A	0.168	2	1.00	100	1.00	100	1.00	14,670	1.00	A	2,460

TOTAL	1.086 Acres	ZONING	1	FRNT	405	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	197,200	174,500			
Infl1	AVG		BUILDING	382,100	353,200			
N_Index	AVG		DETACHED	800	0			
			OTHER	0	0			
		TOTAL		580,100	527,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10 X 10		100	16.90	800



BUILDING	CD	ADJ	DESC	MEASURE	2/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/22/2023	VER
STYLE	4	1.05	CAPE [100%]	REVIEW	3/14/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2001	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	454.878	
NET AREA	2,058	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	225		28.37	6,383	CONDITION ELEM	CD	
\$NLA(RCN)	\$221	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,260		35.00	44,095	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,260	2001	205.92	259,465	INTERIOR	A
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	798	2001	119.11	95,051	95,051	KITCHEN	A	
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.02	F	OPA	N	OPEN PORCH	228		64.47	14,699	14,699	BATHS	A	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	G	CAN	N	CANOPY	28		14.95	419	419	HEAT	A	
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1			9,649.80	9,650	9,650	ELECT	A	
FIXTURES	10	1.00	FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	5			2,332.88	11,664	11,664			
GARAGE CAPACITY	0	1.00	USE	0		1.00	JAC	O	JACUZZI	1			13,452.10	13,452	13,452			
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	2003 / 19	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$382,100	