

Key: 3256

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.296

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
REGAZIO PAUL R & JEAN G TRS OF REGAZIO REALTY TRUST PO BOX 132 SAGAMORE, MA 02561				18.1-8-0				41 BLUFF RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REGAZIO PAUL R & JEAN G T REGAZIO PAUL R &				06/27/2007	F XX	100	(183485) 00404-0077				

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	%
19808	08/30/2019	3	ALT/RENO	19,756			100	100

LAND

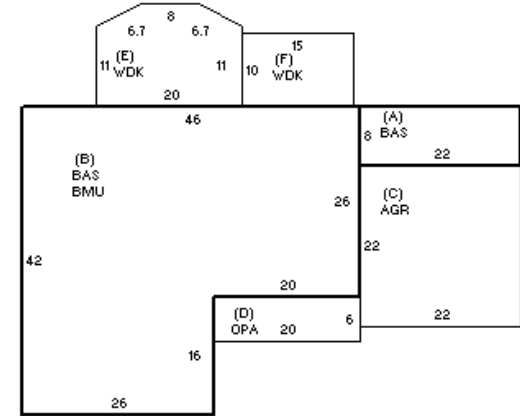
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,193 2		100	1.00	212,130	2.04	A	1.00	R04	0.90	161,130

\* -- Previous value excludes abatement.

TOTAL	16,204 SF	ZONING	1	FRNT	116	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	161,100	142,600			
Infl1	AVG		BUILDING	337,300	315,100			
N_Index	AVG		DETACHED	0	2,000			
			OTHER	0	0			
TOTAL				498,400	459,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8X10			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/12/2022	SL
MODEL	1		RESIDENTIAL	LIST	12/12/2022	VER
STYLE	1	0.95	RANCH [100%]	REVIEW	12/12/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

LOADING

YEAR BLT	1973	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	438,003		
NET AREA	1,788	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,788	1973	173.52	310,254	CONDITION ELEM	CD		
\$NLA(RCN)	\$245	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,612		29.05	46,829	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	484		60.55	29,307	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	120		67.22	8,067	KITCHEN	A		
				FLOOR COVER	35	WW-VINYL	1.00	+	WDK	N	WOOD DECK	412		20.93	8,621	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	BMF	N	BSMT FINISH	400			57.24	22,898	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	F11	O	FPL 1S 1OP	1		7,855.20	7,855	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	2		2,086.25	4,173					
				USE	0		1.00												
																		EFF.YR/AGE	1996 / 26
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$337,300