

Key: 3817

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.868

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
GISETTO LAWRENCE E 25 ALDERBERRY RD BUZZARDS BAY, MA 02532				19.4-199-0				25 ALDERBERRY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GISETTO LAWRENCE E				09/01/2020	F		(202491)				
GISETTO LAWRENCE E ETUX				01/15/2014	QS	237,000	(202491)				
LEROY NOLAN ET UX				11/12/2010	F	100	(192911)				

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 %
EXB-21-795	11/01/2021	3	ALT/RENO	3,688			100 100
06805	09/19/2016	3	ALT/RENO	935			100 100
14461	06/16/2014	3	ALT/RENO	5,660	05/28/2015	TL	100 100
08041	01/31/2008	10	WOODSTOVE	1,700	03/13/2008	DB	100 100
02729	10/30/2002	3	ALT/RENO		02/01/2004	TL	100 100

LEGAL LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,900 4		1.00	1.00	235,700	2.49	A	1.00	R03	1.00	173,870

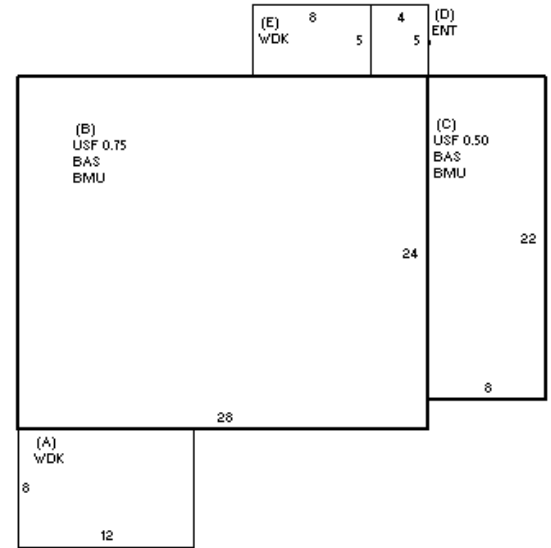
TOTAL	12,894 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	173,900	153,900
Infl1	AVG					BUILDING	274,600	243,000
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	448,500	396,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/28/2015	TL
MODEL	1		RESIDENTIAL	LIST	5/28/2015	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/28/2015	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	319,349
NET AREA	1,440	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	136		43.72	5,946		
\$NLA(RCN)	\$222	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	848		40.34	34,211		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	848	1955	219.39	186,046		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	504	2005	121.74	61,355		
				FLOOR COVER	1	HARDWOOD	1.02	C	USF	L	UPPER STORY FIN	88	1955	121.74	10,713		
				INT. FINISH	2	DRYWALL	1.00	D	ENT	N	ENCLOSED ENTRY	20		126.35	2,527		
				HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	6		2,356.15	14,137		
				FUEL SOURCE	2	GAS	1.00		MST	O	MAS/METAL STACK	1		4,415.40	4,415		
				USE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$274,600