

Key: 3825

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.875

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MAIOLINI ROGER J & SUSAN J TRS MAIOLINI FAMILY TRUST 18 ALDENBERRY ROAD BUZZARDS BAY, MA 02532				19.4-207-0				18 ALDENBERRY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAIOLINI ROGER J & SUSAN				09/30/2019	F		1 (220674)				
MAIOLINI ROGER J &				09/01/1995	F		1 (138169)				

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-22-702	10/19/2022	3	ALT/RENO	31,900	03/08/2023	SL	100	100
EXB-22-439	07/17/2022	3	ALT/RENO	9,850	03/08/2023	SL	100	100
18915	10/22/2018	3	ALT/RENO	15,000			100	100
17009	01/03/2017	3	ALT/RENO	6,025			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000 4		100 1.00	100 1.00	235,700	3.84	A	1.00	R03		166,180

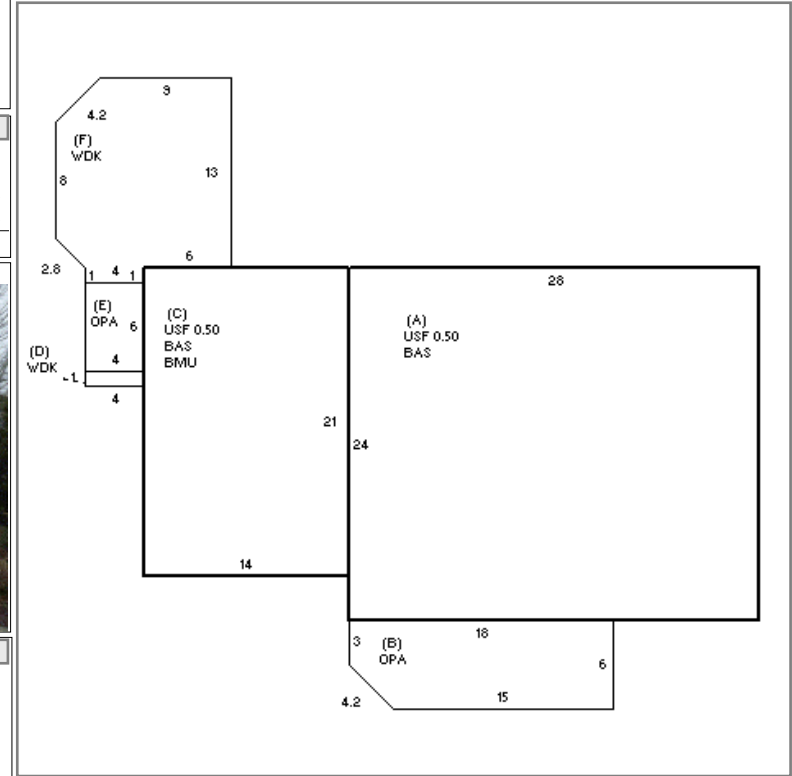
TOTAL	8,015 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	166,200	147,100			
Infl1	AVG		BUILDING	266,500	224,800			
N_Index	AVG		DETACHED	1,900	1,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>434,600</b>	<b>373,400</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	8 X 11 + 4 X		128	16.42	1,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/29/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/29/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/8/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1947	SIZE ADJ	1.015
NET AREA	1,449	DETAIL ADJ	1.000
\$NLA(RCN)	\$224	OVERALL	1.140
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		5	1.00
GARAGE CAPACITY		0	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	15	VINYL SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	966	1947	229.46	221,656
+	USF	L	UPPER STORY FIN	483	1947	127.32	61,495
+	OPA	N	OPEN PORCH	128		79.39	10,162
C	BMU	N	BSMT UNFINISHED	294		71.03	20,883
+	WDK	N	WOOD DECK	158		40.47	6,394
	CPC	O	CAPE CELLAR	1		4,369.20	4,369

TOTAL RCN	324,960
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$266,500