Key: 4039

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,125

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROSSIGNOL ALLISON F 55 HEAD OF THE BAY RD BUZZARDS BAY, MA 02532	20.1-43-1	55 HEAD OF THE BAY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROSSIGNOL ALLISON F	06/26/2014	QS	270,000	28227-326
CICCARIELLO STEPHEN R & B	05/30/2012	F	1	26371-154
CICCARIELLO RICHARD		XX		03637-0138

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

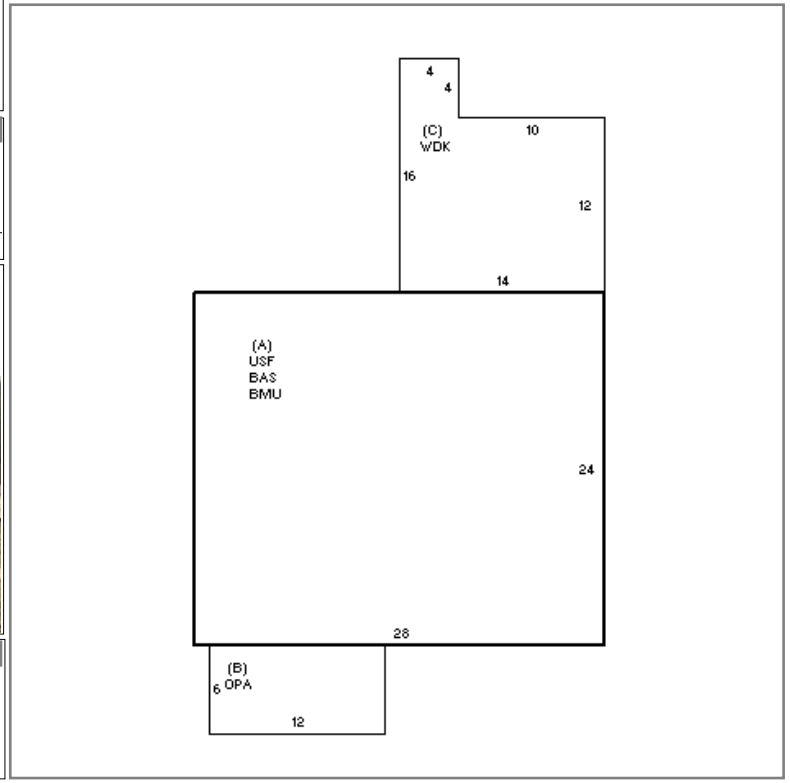
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		08/27/2020	TL	100	100
10641	10/25/2010	1	NEW CONSTRUC	150,000	01/09/2012	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,928	4 1.00	100 1.00	100 1.00	188,560	1.65	A 1.00	R01 0.80			149,170

TOTAL	20,909 SF	ZONING	2	FRNT	168
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	149,200	132,000
BUILDING	280,400	250,800
DETACHED	0	0
OTHER	0	0
TOTAL	**429,600**	**382,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/27/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/20/2014	TL
LIST	5/20/2014	EST
REVIEW	8/27/2020	TL

YEAR BLT	2010	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$227	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD 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	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	672		49.99	33,595
A	BAS	L	BASE AREA	672	2010	224.02	150,543
A	USF	L	UPPER STORY FIN	672	2010	118.09	79,357
B	OPA	N	OPEN PORCH	72		83.23	5,993
C	WDK	N	WOOD DECK	184		37.99	6,990
	BMF	N	BSMT FINISH	336		63.46	21,322
	FIX	O	XTRA FIXTURES	3		2,312.93	6,939

TOTAL RCN	304,738

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

EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$280,400