

Key: 4061

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.148

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FANTOZZI CHARLES & SANDRA L 42 MAPLE STREET BOURNE, MA 02532				20.1-65-0				42 MAPLE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FANTOZZI CHARLES & SANDRA				04/02/2018	F	169,000	1 31176-25				
MOSES LEWIS T JR ETUX				08/31/2007	QS		22305-48				
ARIAGNO JOHN &					XX		02076-0272				

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		08/16/2022	SL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,370	4	1.00	100	247,485	3.68	A	1.00	R05	1.05	175,100

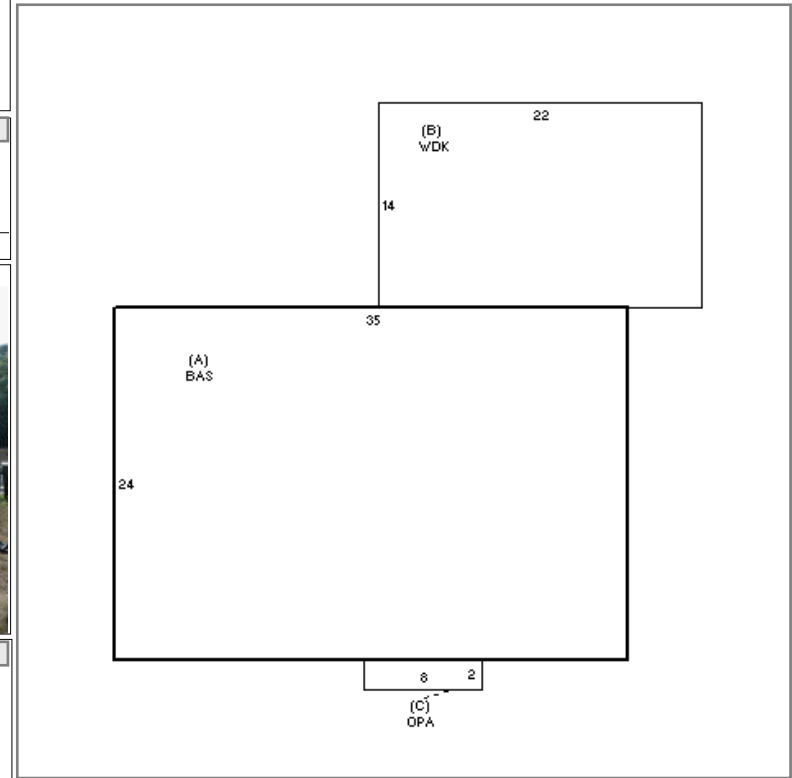
TOTAL	8,364 SF	ZONING	1	FRNT	78	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	175,100	155,000			
Infl1	AVG		BUILDING	124,700	110,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	299,800	265,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	A 0.75 8 X 10			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/27/2022	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	9/27/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1962	SIZE ADJ	1.020
NET AREA	840	DETAIL ADJ	1.000
\$NLA(RCN)	\$195	OVERALL	0.900
CAPACITY		UNITS	ADJ
STORIES	1	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	2	SLAB	0.95
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	840	1962	182.04	152,917
B	WDK	N	WOOD DECK	308		19.61	6,040
C	OPA	N	OPEN PORCH	16		87.27	1,396
	MST	O	MAS/METAL STACK	1		3,663.70	3,664

TOTAL RCN	164,016
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$124,700