

Key: 4389

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.473

LEGAL

LAND

DETACHED

BUILDING

G

CURRENT OWNER				PARCEL ID				LOCATION			
FANTOZZI ROBERT J JR & ERNESTI NA TRS 5 FAYETTE ST RLTY TR 1 ELDRIDGE AVE EXT BUZZARDS BAY, MA 02532				23.1-9-0				1 ELDRIDGE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FANTOZZI ROBERT J JR & ER				09/07/2012	N	850,000	(198121)				
TIRRELL ROD E &				07/14/1999	F	1	(153980)				
TIRRELL ROD E TR OF				05/19/1997	D	150,000	(144473)				

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	%
980505	08/25/1998	6	FENCE	2,000		MWS	100	100
980360	06/23/1998	1	NEW CONSTRUC	200,000	09/24/1999	EST	100	100
970419	08/21/1997	6	FENCE	2,000	04/13/1998	JS	100	100

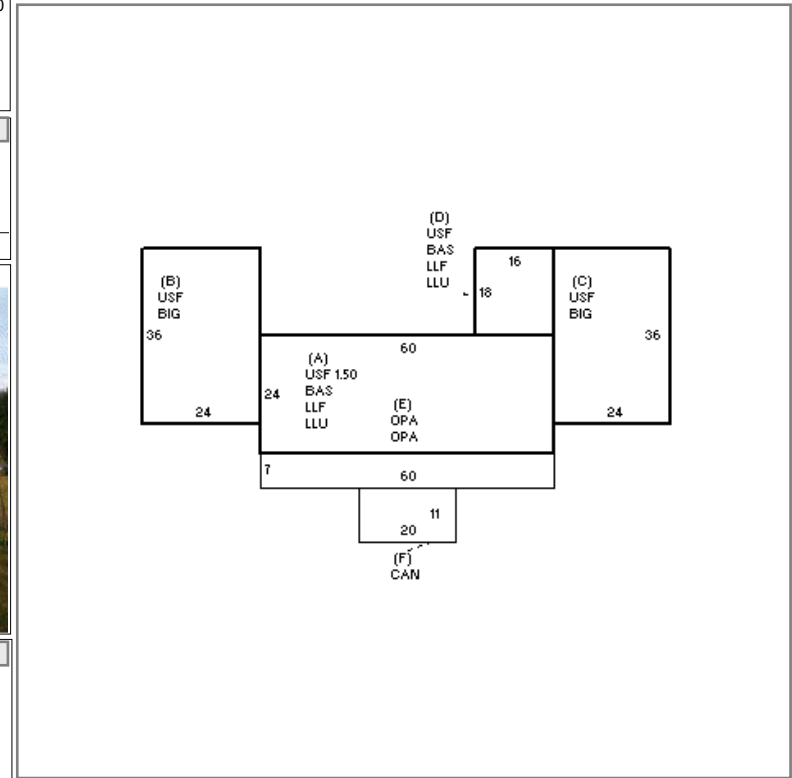
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	4	1.00	100	1.00	100	1.00	612,820	1.00	A	1.00	BSP	2.60	562,620
300	A	0.562	4	1.00	100	1.00	100	1.00	42,380	1.00	A	1.00	BSP	2.60	23,820

TOTAL	1.480 Acres		ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE		240 ft water frontage		LAND	586,400	499,000	
Infl1	AVG					BUILDING	1,518,500	1,343,800	
N_Index	AVG					DETACHED	0	0	
						OTHER	0	0	
						TOTAL	2,104,900	1,842,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/18/2018	EST
MODEL	1		RESIDENTIAL	LIST	7/18/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/18/2018	BC
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	7,632	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	LLU	N	LOWER LEVEL UNF	1,728		45.71	78,993
\$NLA(RCN)	\$199	OVERALL	1.140	EXT COVER	2	CLAPBOARD	1.00	+	LLF	L	LOWER LEVEL FIN	1,728	1998	77.80	134,435
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,728	1998	264.40	456,890
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	4,176	1998	129.34	540,119
				FLOOR COVER	1	HARDWOOD	1.02	B	BIG	N	BUILT-IN GARAGE	864		104.49	90,277
				INT. FINISH	2	DRYWALL	1.00	C	BIG	N	BUILT-IN GARAGE	864		104.49	90,277
				HEATING/COOLING	2	HOT WATER	1.02	E	OPA	N	OPEN PORCH	840		87.86	73,800
				FUEL SOURCE	2	GAS	1.00	F	CAN	N	CANOPY	220		16.25	3,575
				USE	0		1.00	FIX	O	XTRA FIXTURES	10		3,179.13	31,791	
								JAC	O	JACUZZI	1		18,332.00	18,332	

TOTAL RCN	1,518,490
CONDITION ELEM CD	
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE 2021 / 1	
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,518,500