

Key: 4448

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.533

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GIANGREGORIO ALESSANDRO & ANGIOLINA TR WRIGHT LN NOM TR 63 RAFFAELE DR WALTHAM, MA 02452				23.1-74-0				9 WRIGHT LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GIANGREGORIO ALESSANDRO & OBRIEN WILLIAM D				10/22/2010	O	265,000		24928-205			
LORD EDWARD A JR &				11/22/2005	QS	360,000		20497-143			
				08/03/2001	O	123,000		14107-53			

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	%
18475	06/07/2018	3	ALT/RENO	8,400	07/24/2018		100	100
02004	01/03/2002	4	DETACH.STRUC	65,000	04/15/2004	TL	100	100
		13	OTHER				100	100

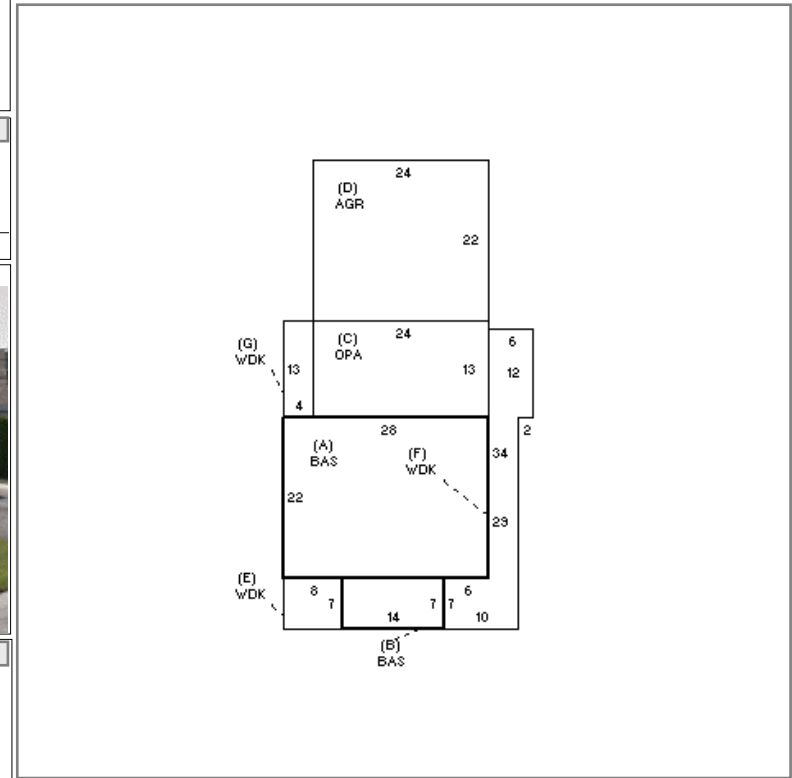
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	6,980	5	1.00	100	1.00	100	1.00	259,270	4.36	A	1.00	R07	1.10			181,040

TOTAL	6,970 SF	ZONING	1	FRNT	84	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE Walk to association beach	LAND	181,000	182,100			
Infl1	AVG		BUILDING	180,500	183,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	361,500	365,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/20/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/20/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	2/9/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	714	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	714	1950	220.92	157,736
\$NLA(RCN)	\$308	OVERALL	1.000	EXT COVER	4	VINYL	1.00	C	OPA	N	OPEN PORCH	312		63.03	19,666
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	528		66.19	34,950
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	338		22.88	7,733
				FLOOR COVER	1	HARDWOOD	1.02								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	9	WARM-COOL AIR	1.03								
				FUEL SOURCE	3	ELECTRIC	1.00								
				USE	0		1.00								

TOTAL RCN	220,084	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			G
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			\$180,500