

Key: 4539

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.624

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
TOENNIESSEN SCOTT PHILIP 9 CENTER AVE BUZZARDS BAY, MA 02532		23.2-17-0	9 CENTER AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
TOENNIESSEN SCOTT PHILIP		09/28/2021	QS	390,000	34515-6	
CRISTOFANO REALTY LLC		01/31/2014	F	1	27963-230	
CRISTOFANO GARY & RICK		01/31/2014	F		27963-226+27	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1040	100	TWO-FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
15082	02/23/2015	15	INSULATE/WEA				100 100
13151	03/13/2013	3	ALT/RENO				100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500 4		1.00 100	1.00 100	235,700	2.99	A	1.00	R02	1.00	170,100

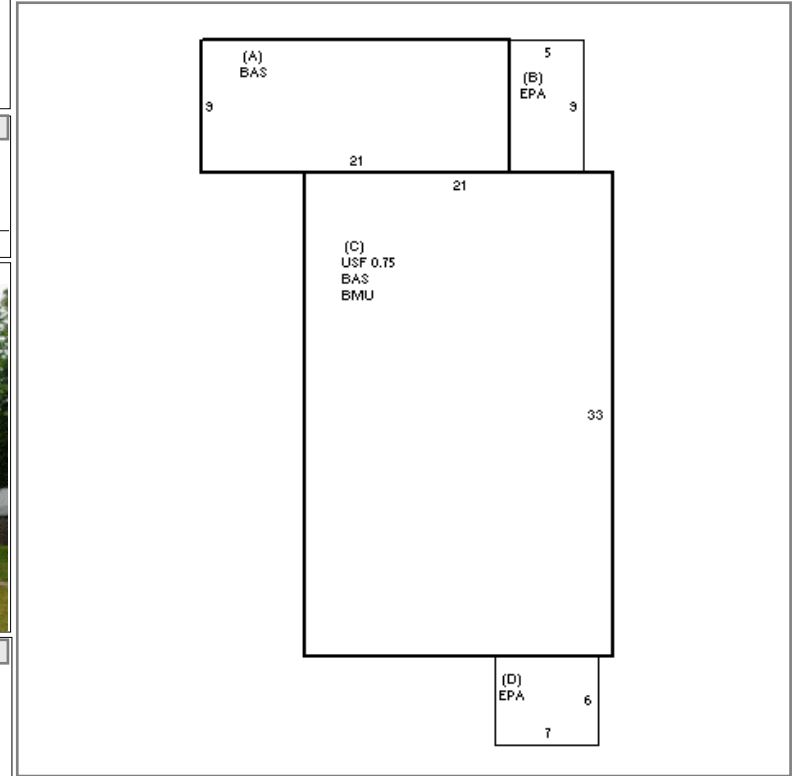
TOTAL	10,498 SF	ZONING	1	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	170,100	120,400			
Infl1	AVG		BUILDING	232,600	205,800			
N_Index	AVG		DETACHED	3,800	3,700			
			OTHER	0	0			
			<b>TOTAL</b>	<b>406,500</b>	<b>329,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.90 P	0.40		200	47.98	3,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/15/2020	TL
MODEL	1		RESIDENTIAL	LIST	9/15/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/15/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1877	SIZE ADJ	1.015
NET AREA	1,402	DETAIL ADJ	1.000
\$NLA(RCN)	\$213	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		9	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		10	1.00
GARAGE CAPACITY		1	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		2	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	13	HARDWOOD-W/W	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	882	1877	209.33	184,630
+	EPA	N	ENCLOSED PORCH	87		85.96	7,479
C	BMU	N	BSMT UNFINISHED	693		48.59	33,674
C	USF	L	UPPER STORY FIN	520	1877	116.15	60,398
	FIX	O	XTRA FIXTURES	3		2,248.07	6,744
	KIT	O	EXTRA KITCHEN	1		5,302.30	5,302

TOTAL RCN	298,227
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$232,600