

Key: 4689

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.781

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RADOSTA ANTHONY H & LISA A TRS RADOSTA IRRV TRUST 542 EAST ST DEDHAM, MA 02026				23.2-164-0				44 CANAL VIEW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RADOSTA ANTHONY H & LISA				02/17/2011	F	1	25265-325				
RADOSTA JOHN J ETUX				02/22/2002	QS	400,000	14848-211				
WHITE HERBERT J &				04/09/1996	O	150,000	10142-103				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-21-668	09/22/2021	3	ALT/RENO	36,031	05/10/2022	TL	100 100
960272	06/19/1996	2	ADDITIONS	18,000	02/17/1999	JS	100 100
900662	12/27/1990	9	DECK	1,000	08/28/1991	HS	100 100
900536	10/02/1990	3	ALT/RENO	10,000	08/28/1991	HS	100 100

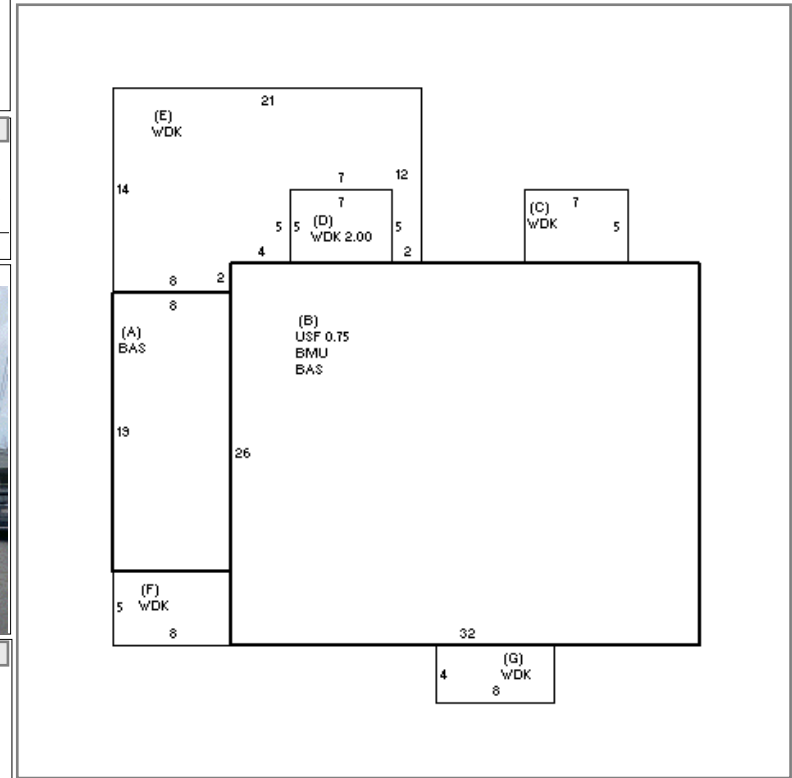
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,010	4	1.00	100 1.00	589,250	3.13	A	1.00	CEX	2.50	423,330

TOTAL	10,019 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	423,300	374,700			
Infl1	AVG		BUILDING	296,300	262,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	98,000	86,700			
			TOTAL	817,600	723,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	G 0.80 8X12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/10/2022	TL
MODEL	1		RESIDENTIAL	LIST	5/10/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1945	SIZE ADJ	1.010
NET AREA	1,608	DETAIL ADJ	1.000
\$NLA(RCN)	\$219	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	984	1945	228.33	224,675
B	BMU	N	BSMT UNFINISHED	832		41.99	34,932
B	USF	L	UPPER STORY FIN	624	1945	125.20	78,123
+	WDK	N	WOOD DECK	410		24.60	10,084
	FIX	O	XTRA FIXTURES	2		2,451.90	4,904

TOTAL RCN	352,718
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$296,300

