

Key: 477

### Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 473

LEGALS

CURRENT OWNER							PARCEL ID			LOCATION						
VITTIGLIO FERDINANDO J & DAWNE F VITTIGLIO 789 WOBURN ST WILMINGTON, MA 01887							4.1-62-0			79 SAGAMORE RD						
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)						
VITTIGLIO FERDINANDO J & DAVIS MARY E TR OF THE DAVIS MARY E							06/09/2004	QS	690,000	18696-235						
							08/01/2002	F	15428-121	1						
							05/02/1994	XX	9171-114							

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
12500	07/25/2012	4	DETACH.STRUC	22,000	08/03/2013	DB	100
06120	02/27/2006	3	ALT/RENO	32,000	01/16/2007	TL	100
05270	04/28/2005	3	ALT/RENO	5,600	01/16/2007	TL	100

LAND


CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,658	1	1.00	100	1.00	100	1.00	848,520	2.95	A	1.00	BVG	3.60			613,260

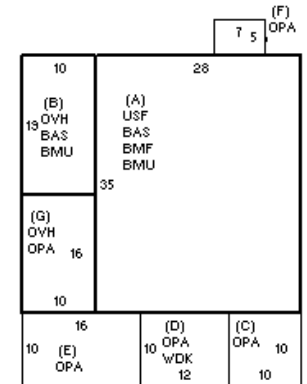
  

TOTAL	10,672 SF	ZONING	1	FRNT	67	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E  Also frontage on Cataumet Rd	LAND	613,300	542,800			
Inf1	AVG		BUILDING	736,700	651,800			
N_Index	AVG		DETACHED	21,300	20,300			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,371,300</b>	<b>1,214,900</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
GUL	V	1.30	10 0.90	2012	538	43.94	21,300	01/08/2018





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/10/2022	NMP
MODEL	1		RESIDENTIAL	LIST	1/8/2018	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	11/2/2018	DB
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1895	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	800,725
NET AREA	2,500	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,170		51.74	60,540	CONDITION ELEM	CD
\$NLA(RCN)	\$320	OVERALL	1.290	EXT COVER	1	WOOD SHINGLE	1.02	A	BMF	N	BSMT FINISH	980		49.25	48,267	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,170	1895	272.40	318,707	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	980	1895	152.76	149,700	KITCHEN	G
				FLOOR COVER	2	SOFTWOOD	1.02	+	OVH	L	OVERHANG	350	1895	256.98	89,943	BATHS	G
				INT. FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	575		83.51	48,019	HEAT	U
				HEATING/COOLING	11	HT WATER CL AIR	1.05	D	WDK	N	WOOD DECK	120		56.07	6,729	ELECT	U
				FUEL SOURCE	2	GAS	1.00		BMU	N	BSMT UNFINISHED	784		65.32	51,209		
				USE	0		1.00		F21	O	FPL 2S 1OP	1		12,500.00	12,500		
									FIX	O	XTRA FIXTURES	5		3,021.90	15,110		

EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$736,700