Key: 574

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 574

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COTTONE FRANCESCA TRS FRANCESCA COTTONE FAM TRUST 10 JENSEN RD WATERTOWN, MA 02472	4.1-179-0	415 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COTTONE FRANCESCA TRS	06/17/2022	F	100	35196-206
COTTONE JOSEPH ETUX	12/10/2007	O	330,000	22524-313
WALDRON ROSALIE A TR	10/11/1994	A	1	9400-043

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

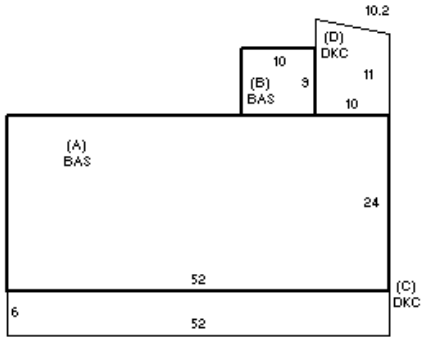
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08171	04/25/2008	2	ADDITIONS	65,000	05/28/2009	TL	100	100
03003	01/06/2003	3	ALT/RENO	8,600	07/16/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,610	1 1.00	100 1.00	100 1.00	388,905	2.23	A 1.00	BAV 1.65			291,310

TOTAL	14,593 SF	ZONING	1	FRNT	100
Nbhd	N SAG	NOTE	Also frontage on Whittier Rd; slight view from wdk		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	291,300	257,800
BUILDING	276,400	244,600
DETACHED	0	0
OTHER	0	0
TOTAL	**567,700**	**502,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 10			0.00	

PHOTO 05/28/2009

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/21/2022	NMP
LIST	12/11/2017	EST
REVIEW	11/1/2018	DB

YEAR BLT	1951	SIZE ADJ	1.015
NET AREA	1,338	DETAIL ADJ	1.000
$NLA(RCN)	$225	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,338	1951	188.89	252,740
+	DKC	N	DECK-COMPOSITE	432		63.09	27,257
	CPC	O	CAPE CELLAR	1		3,794.30	3,794
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	4		2,139.83	8,559

TOTAL RCN	300,407

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$276,400