Key: 606

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 605

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GENTILOTTI JAMES G & LORETTA GENTILOTTI 27 EDWARDS RD MENDON, MA 01756-1167	4.2-8-0	219 STANDISH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GENTILOTTI JAMES G		XX		03386-0009

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

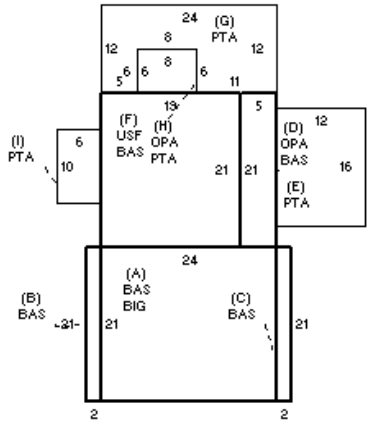
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		11/27/2017	DB	100	100
16624	07/25/2016	14	SOLAR	15,000	08/30/2016		100	100
900121	04/02/1990	2	ADDITIONS	20,000	11/15/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,500	1 1.00	100 1.00	100 1.00	848,520	2.76	A 1.00	BVG 3.60			618,010

TOTAL	11,500 SF	ZONING	1	FRNT	85
Nbhd	N SAG	NOTE	BEAUTIFUL VIEWS		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	618,000	547,000
BUILDING	373,000	330,100
DETACHED	0	0
OTHER	0	0
TOTAL	**991,000**	**877,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/27/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/14/2022	NMP
LIST	11/27/2017	EST
REVIEW	10/30/2018	DB

YEAR BLT	1965	SIZE ADJ	1.015
NET AREA	1,491	DETAIL ADJ	1.000
$NLA(RCN)	$329	OVERALL	1.350

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	7	STUCCO	1.20
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
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
A	BIG	N	BUILT-IN GARAGE	504		118.18	59,562
+	BAS	L	BASE AREA	1,092	1965	289.35	315,966
+	OPA	N	OPEN PORCH	153		98.52	15,073
+	PTA	N	PATIO	540		20.50	11,068
F	USF	L	UPPER STORY FIN	399	1965	165.85	66,174
	F21	O	FPL 2S 1OP	1		13,277.60	13,278
	FIX	O	XTRA FIXTURES	3		3,210.00	9,630

TOTAL RCN	490,749

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$373,000