

Key: 8039

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.202

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RICCIUTI JOHN D & LOREEN C- TR				38.3-58-0				40 WENAUMET BLUFFS DR			
RICCIUTI FAMILY NOMINEE TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
24 FORDS CROSSING				RICCIUTI JOHN D & LOREEN				04/04/2017	F	1	30396-269
NORWELL, MA 02061				RICCIUTI LORI ETUX				11/18/2013	O	770,000	27828-124-26
				CHIVERS ARTHUR S				09/25/1962	QS	10,000	1173-426

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 %
14390	05/27/2014	13	OTHER		06/15/2016	TL	100 100
14271	04/23/2014	1	NEW CONSTRUC		09/29/2015	SW	100 100
06376	06/21/2006	5	DEMOLITIONS	18,000	09/29/2015	SW	100 100
		3	ALT/RENO	9,800	08/16/2007	DB	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,143	11	1.00	100	1,414,200	3.40	A	1.00	BSP	6.00	1,007,840

TOTAL	9,148 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	EXCELLENT VIEW OF BUZZARDS BAY			LAND	1,007,800	892,000
Infl1	AVG		BUILDING	609,900	545,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,617,700	1,437,400			

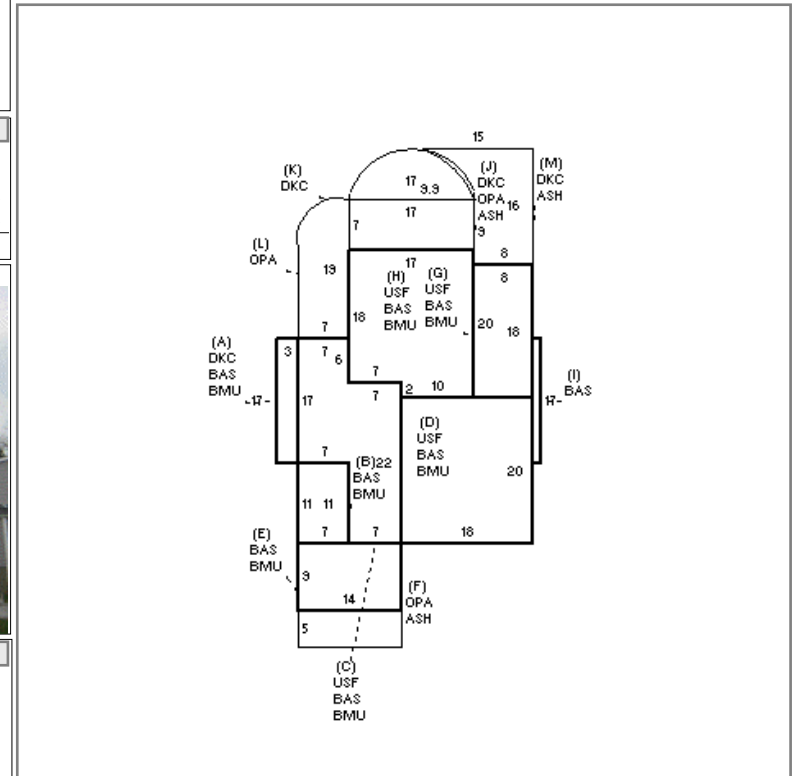
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/18/2018	BC
MODEL	1		RESIDENTIAL	LIST	7/18/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/18/2018	BC
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	2014	SIZE ADJ	1.005
NET AREA	2,477	DETAIL ADJ	1.000
\$NLA(RCN)	\$259	OVERALL	1.170
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	1	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	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,357		41.32	56,072
+	USF	L	UPPER STORY FIN	1,103	2014	134.48	148,327
F	ASH	N	ATT SHED	70		30.86	2,160
+	BAS	L	BASE AREA	1,374	2014	243.14	334,077
J	ASH	N	ATT SHED	119		29.99	3,569
+	DKC	N	DECK-COMPOSITE	407		81.21	33,054
+	OPA	N	OPEN PORCH	319		76.12	24,283
M	ASH	N	ATT SHED	146		29.99	4,378
BMF	N		BSMT FINISH	100		75.58	7,558
BMG	O		BSMT GARAGE	1		9,219.60	9,220
FIX	O		XTRA FIXTURES	7		2,754.46	19,281

TOTAL RCN	641,978
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2014 / 8
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$609,900