Key: 885

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 884

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NARDELLI STEFANO D & MARIE TRS TWO EIGHTY WILLISTON REALTY TR 30 BROOKS AVENUE NEWTON, MA 02460	4.4-145-0	280 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NARDELLI STEFANO D & MARI	10/23/2018	F	1	31613-235
NARDELLI STEFANO ETUX	11/16/2012	QS	385,000	26860-1
PARSONS BENJAMIN S &	04/29/2005	QS	485,000	19776-203

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	%
		3	ALT/RENO		05/19/2020	TL	100	100
17857	10/18/2017	8	POOL	39,000	04/05/2018		100	100
06248	04/28/2006	2	ADDITIONS	2,000	06/28/2006	TL	100	100
930264	06/02/1993	10	WOODSTOVE	700	01/11/1994	JS	100	100
930057	02/11/1993	1	NEW CONSTRUC	87,000	01/11/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,080	1 1.00	100 1.00	100 1.00	388,905	1.70	A 1.00	BAV 1.65			305,470

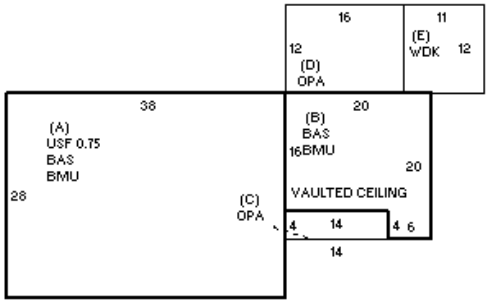
TOTAL	20,081 SF	ZONING	1	FRNT	125
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	305,500	270,300
BUILDING	397,100	355,700
DETACHED	24,200	23,100
OTHER	0	0
TOTAL	**726,800**	**649,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	E 1.90	10 0.90	14 X 32	2018	448	60.14	24,200

PHOTO 05/19/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/20/2022	NMP
LIST	4/5/2018	EST
REVIEW	5/19/2020	TL

BLDG COMMENTS

YEAR BLT	1993	SIZE ADJ	1.005
NET AREA	2,206	DETAIL ADJ	1.000
$NLA(RCN)	$222	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	12	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	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,408		35.00	49,274
+	BAS	L	BASE AREA	1,408	1993	200.97	282,959
A	USF	L	UPPER STORY FIN	798	1993	119.11	95,051
+	OPA	N	OPEN PORCH	248		64.47	15,988
E	WDK	N	WOOD DECK	132		43.29	5,714
	BMF	N	BSMT FINISH	252		64.01	16,129
	F11	O	FPL 1S 1OP	1		8,783.30	8,783
	FIX	O	XTRA FIXTURES	7		2,332.84	16,330

TOTAL RCN	490,229

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

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$397,100