

Key: 9298

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.515

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
NARDELLA COSMO FAM IRREV TR & ROSALIA NARDELLA FAM IRREV TR 17 PARK DR BURLINGTON, MA 01803		43.2-56-0	9 WINDSONG CIR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
NARDELLA COSMO FAM IRREV		08/10/2022	F	10 (230756)		
NARDELLA COSMO &		04/08/1985	X	28,000 (100899)		

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 %
EXB-22-778	11/21/2022	3	ALT/RENO	7,775	03/20/2023	SL	100 100
07509	08/21/2007	9	DECK	9,800	04/04/2008	DB	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	23,983	11	1.00	100	1.00	100	1.00	271,055	1.47	A	1.00	R08	1.15			219,940

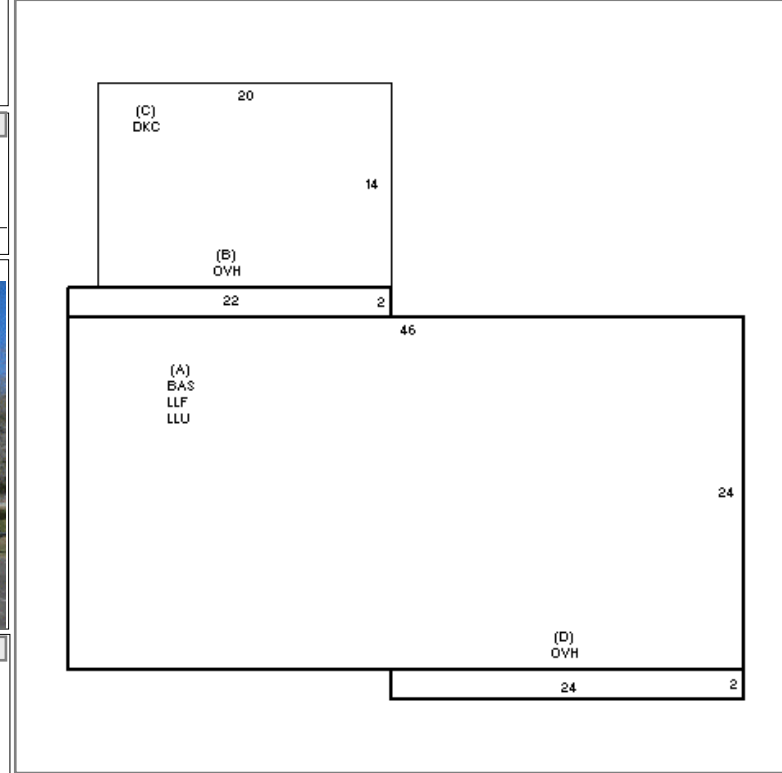
TOTAL	24,002 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	219,900	186,200			
Infl1	AVG		BUILDING	319,500	267,100			
N_Index	AVG		DETACHED	3,900	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>543,300</b>	<b>453,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	12 X 20		240	18.28	3,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/20/2023	SL
MODEL	1		RESIDENTIAL	LIST	3/20/2023	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/20/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1987	SIZE ADJ	1.005
NET AREA	2,300	DETAIL ADJ	1.000
\$NLA(RCN)	\$178	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	100	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,104		36.85	40,685
EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	1,104	1987	62.72	69,240
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,104	1987	220.80	243,767
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	92	1987	208.30	19,164
FLOOR COVER	1	HARDWOOD	1.02	C	DKC	N	DECK-COMPOSITE	280		72.22	20,222
INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		9,222.50	9,223
HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	3		2,449.60	7,349
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	409,648
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$319,500