

Key: 9506

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.728

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION							
MASON WILLIAM & HELEN ETAL TRS C/O BONNANZIO JOHN & 29 THORPE RD NEEDHAM, MA 02494				43.3-235-0				41 WAMSUTTA AVE							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
BONNANZIO JOHN & MASON WILLIAM & HELEN ETA				07/27/2023	QS	550,000	35910-56								
				08/11/2016	F	1	29855-70								
				09/30/2014	N	250,000	28412-277								
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	5,250	11	1.00	100	1.00	100	1.00	707,100	5.70	A	1.00	BG- 3.00		485,590

LAND

TOTAL	5,271 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	485,600	429,800
Infl1	AVG					BUILDING	116,800	103,400
N_Index	AVG					DETACHED	2,100	2,000
						OTHER	0	0
						TOTAL	604,500	535,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	40 0.60	11 X 21		231	15.23	2,100

04/24/2014

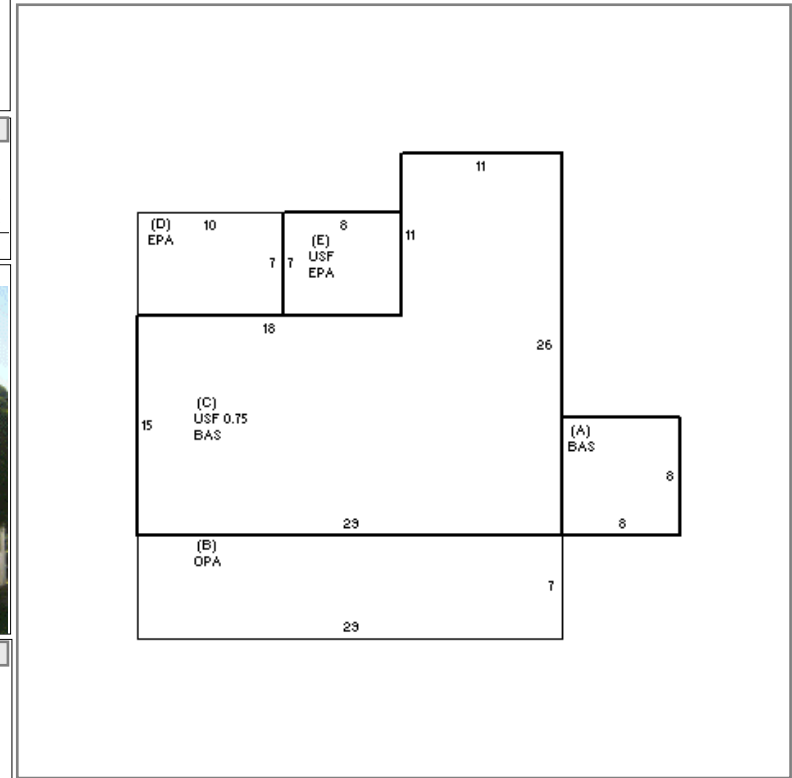


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/24/2014	TL
MODEL	1		RESIDENTIAL	LIST	4/24/2014	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	153.675
NET AREA	1,093	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	620	1900	150.74	93,461		
\$NLA(RCN)	\$141	OVERALL	0.720	EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	203		43.01	8,731		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	473	1900	80.41	38,035		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	EPA	N	ENCLOSED PORCH	126		60.12	7,576		
				FLOOR COVER	3	W/W CARPET	1.00		CPC	O	CAPE CELLAR	1		2,759.50	2,760		
				INT. FINISH	3	WOOD PANEL	0.98		FIX	O	XTRA FIXTURES	2		1,556.25	3,113		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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	%



BLDG COMMENTS

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	\$116,800
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