

Key: 982

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 991

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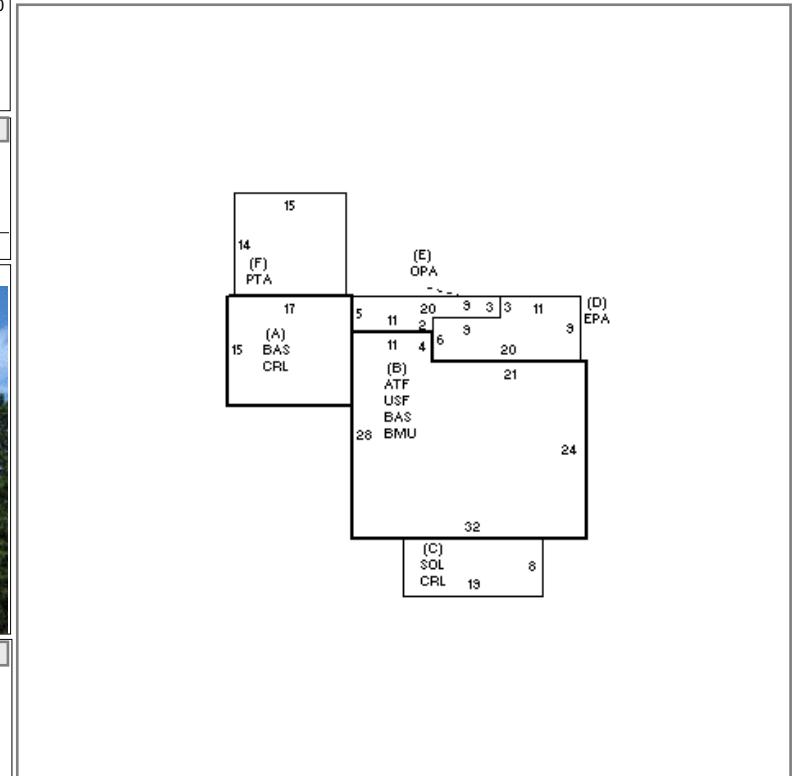
CURRENT OWNER										PARCEL ID				LOCATION			
TONELLO CHRISTOPHER C PO BOX 1244 SAGAMORE BEACH, MA 02562										6.0-36-0				64 STATE RD			
TRANSFER HISTORY										DOS		T	SALE PRICE		BK-PG (Cert)		
TONELLO CHRISTOPHER C										11/24/2015		A	285,000		(208070)		
TONELLO JOHN R										10/10/2014		F	10		(204670)		
TONELLO JEFFREY R ETAL TR										08/01/2006		F	499,000		(180754)		

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	%
17022	01/09/2017	2	ADDITIONS	7,500	03/26/2018		100	100
16278	04/19/2016	14	SOLAR	30,000			100	100
980593	10/08/1998	3	ALT/RENO	1,500	03/04/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	1	1.00	100	1.00	100	1.00	235,700	1.00	A	1.00	R03	1.00		216,390
300	A	0.167	1	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00	R03	1.00		2,720

TOTAL	1.085 Acres		ZONING	1	FRNT	371	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG		N O T E	Also frontage on Fieldwood Drive			LAND	219,100	193,900
Infl1	AVG			LAND	416,500	368,500			
N_Index	AVG			DETACHED	21,100	20,200			
							OTHER	0	0
							TOTAL	656,700	582,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90	F 0.60	24 X 24	576	11.14	3,800
DGF	L	0.90	A 0.75	24 X 24	576	32.70	14,100
SHF	SV	1.00	50 0.50	15 X 30	450	14.04	3,200



BUILDING	CD	ADJ	DESC	MEASURE	1/14/2022	NMP
MODEL	1		RESIDENTIAL	LIST	11/20/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/26/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1935	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	520,621	
NET AREA	1,879	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	CRL	N	BSMT CRAWL	407		28.88	11,753			
\$NLA(RCN)	\$277	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	255	1965	215.79	55,027			
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	812		40.99	33,284			
				ROOF COVER	2	WOOD SHINGLES	1.02	B	BAS	L	BASE AREA	812	1935	215.79	175,225			
				FLOOR COVER	13	HARDWOOD-W/W	1.00	B	USF	L	UPPER STORY FIN	812	1935	121.01	98,263			
				INT. FINISH	2	DRYWALL	1.00	B	ATF	N	ATTIC FINISH	812		68.27	55,438			
				HEATING/COOLING	2	HOT WATER	1.02	C	SOL	N	SOLARIUM	152		107.74	16,376			
				FUEL SOURCE	1	OIL	1.00	D	EPA	N	ENCLOSED PORCH	153		82.95	12,691			
				USE	0		1.00	E	OPA	N	OPEN PORCH	82		80.79	6,625			
									F	PTA	N	PATIO	210		15.28	3,209		
									BMF	N	BSMT FINISH	696		49.25	34,280			
									F31	O	FPL 3S 1OP	1		11,267.20	11,267			
									FIX	O	XTRA FIXTURES	3		2,394.03	7,182			

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80

RCNLD	\$416,500
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