

Key: 10031

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.261

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PIRAINO THOMAS J JR 93 LAKE DR POCASSET, MA 02559				44.4-13-0				93 LAKE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PIRAINO THOMAS J JR				01/10/2014	QS	260,000	27927-269				
KELLIHER CAROL M TRS				07/26/2012	F	1	26530-296				
KELLIHER CAROL M				07/26/2012	F		26530-292+3				

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-21-507	07/26/2021	3	ALT/RENO	25,000	11/08/2022	SL	100	100
14250	04/18/2014	15	INSULATE/WEA	3,000	08/12/2014		100	100

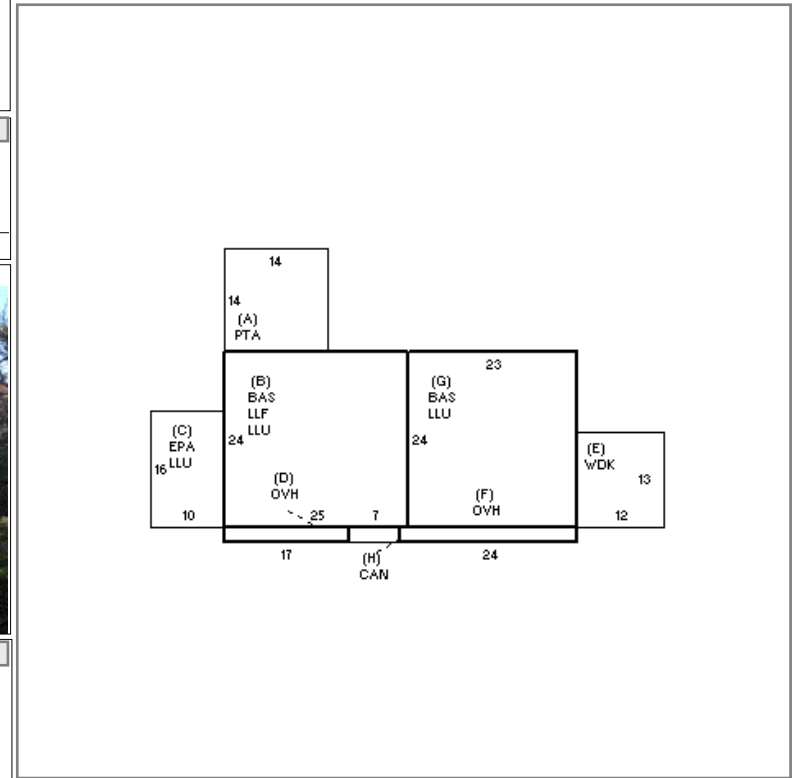
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,890	11	1.00	100	1.00	100	1.00	318,195	2.49	A	1.00	PGD	1.35			234,700

TOTAL	12,894 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	LAKEVIEW			LAND	234,700	192,300
Infl1	AVG		BUILDING	300,700	261,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	535,400	453,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/8/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/8/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	11/8/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,834	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	PTA	N	PATIO	196		14.54	2,850
\$NLA(RCN)	\$208	OVERALL	1.020	EXT COVER	4	VINYL	1.00	+	LLU	N	LOWER LEVEL UNF	1,312		32.04	42,043
				ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	600	1977	63.57	38,141
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,152	1977	197.76	227,824
				FLOOR COVER	3	W/W CARPET	1.00	C	EPA	N	ENCLOSED PORCH	160		76.02	12,164
				INT. FINISH	2	DRYWALL	1.00	+	OVH	L	OVERHANG	82	1977	186.57	15,299
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	156		36.03	5,621
				FUEL SOURCE	1	OIL	1.00	H	CAN	N	CANOPY	14		15.89	223
				USE	0		1.00	BMG	O	BSMT GARAGE	2		7,343.25	14,687	
								F12	O	FPL 1S 2OP	1		8,674.30	8,674	
								FIX	O	XTRA FIXTURES	6		2,193.98	13,164	

TOTAL RCN	380,687
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$300,700