Key: 10032

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,262

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CREMONINI LOUIS J & **C/O PATULLO ANTONIO &** **12 ROBERTA AVE** **POCASSET, MA 02559**	**44.4-14-0**	**12 ROBERTA AVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PATULLO ANTONIO &	06/12/2023	QS	480,000	35835-125
CREMONINI LOUIS J &	08/14/2020	QS	365,000	33166-100
DEMARCO ANTHONY	04/12/2018	QS	275,000	31197-68

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

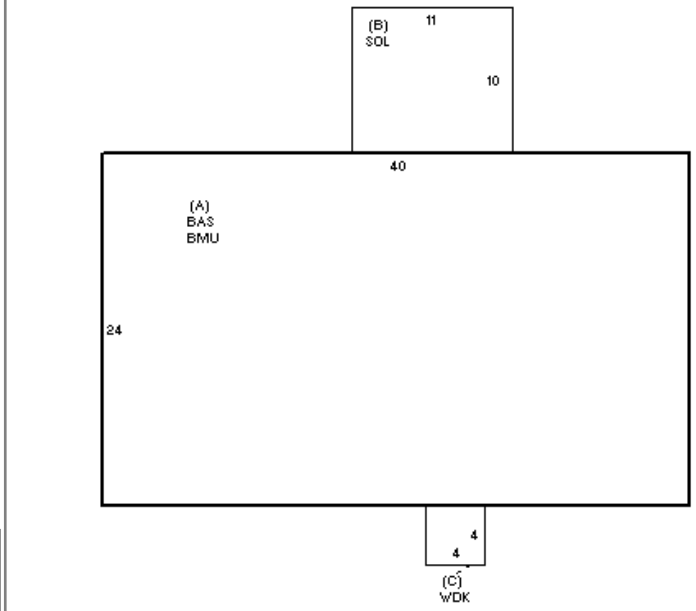
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-416	06/17/2021	15	INSULATE/WEA	3,319			100	100
		3	ALT/RENO		08/19/2020	RP	100	100
		12	CYCLICAL		08/14/2018	DB	100	100
15043	01/26/2015	3	ALT/RENO	5,317	04/10/2015		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,150	11 1.00	100 1.00	100 1.00	282,840	1.85	A 1.00	PAV 1.20			218,530

TOTAL	18,165 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	218,500	193,400
BUILDING	269,300	238,200
DETACHED	0	0
OTHER	0	0
TOTAL	**487,800**	**431,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/19/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/19/2021	RP
LIST	5/19/2021	EST
REVIEW	5/19/2021	RP

YEAR BLT	1983	SIZE ADJ	1.020
NET AREA	960	DETAIL ADJ	1.000
$NLA(RCN)	$280	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	960		37.19	35,706
A	BAS	L	BASE AREA	960	1983	202.27	194,179
B	SOL	N	SOLARIUM	110		104.75	11,523
C	WDK	N	WOOD DECK	16		72.04	1,153
	BMF	N	BSMT FINISH	500		44.69	22,345
	FIX	O	XTRA FIXTURES	2		2,172.10	4,344

TOTAL RCN	269,250

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$269,300