

Key: 10445

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.681

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| MANZONE RONALD JR 56 LONG HILL RD POCASSET, MA 02559 | | | | 48.0-26-4 | | | | 56 LONG HILL RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MANZONE RONALD JR | | | | 10/05/2012 | QS | 227,500 | 26739-85 | | | | |
| SMITH MATTHEW J ETUX | | | | 03/04/2002 | QS | 181,250 | 14883-308 | | | | |
| SMITH RICHARD R & | | | | | XX | | 04785-00218 | | | | |

| 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-22-272 | 05/06/2022 | 10 | WOODSTOVE | 4,500 | | | 100 | 100 |
| EXB-22-111 | 03/25/2022 | 4 | DETACH.STRUC | 25,000 | 05/16/2022 | | 100 | 100 |
| 19100 | 02/13/2019 | 3 | ALT/RENO | 2,600 | | | 100 | 100 |
| 09566 | 11/06/2009 | 4 | DETACH.STRUC | | 08/09/2013 | DB | 100 | 100 |
| 02304 | 05/20/2002 | 9 | DECK | 300 | 11/07/2003 | TL | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|-----|------|------|-----|------------|-----------|
| 100 | S | 21,200 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 1.00 | R04 | 1.00 | 186,890 |

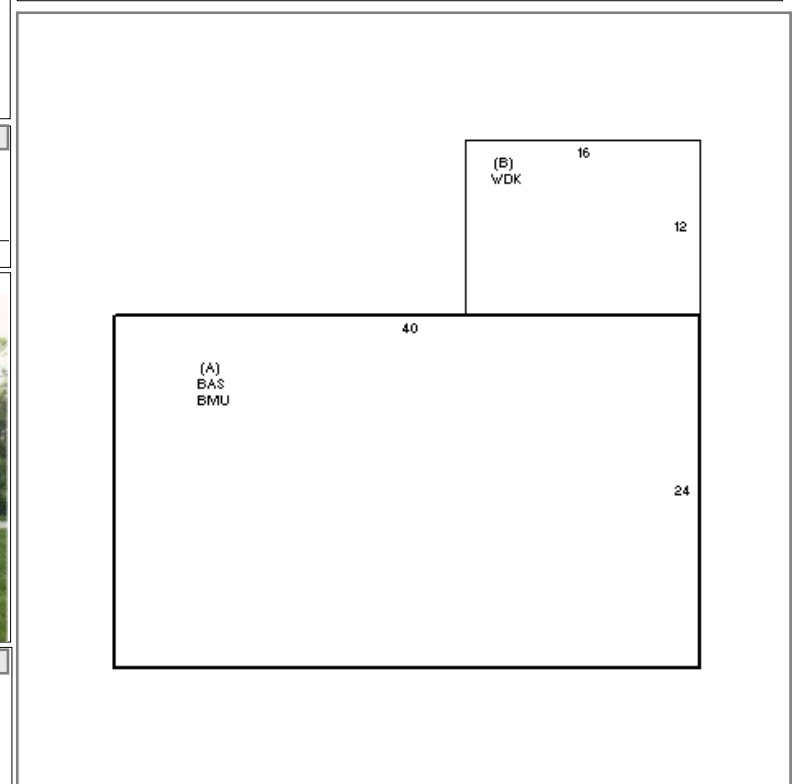
| TOTAL | 21,214 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | CATAUMET | NOTE | | | | LAND | 186,900 | 165,400 |
| Infl1 | AVG | | BUILDING | 199,100 | 176,100 | | | |
| N_Index | AVG | | DETACHED | 16,700 | 15,800 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 402,700 | 357,300 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|--------|
| SHF | G | 1.20 | 10 0.90 | 12 X 16 | 2010 | 192 19.14 | 3,300 |
| SHF | S | 3.00 | 10 0.90 | 14 X 24 | 2022 | 336 44.27 | 13,400 |



| BUILDING | CD | ADJ | DESC | MEASURE | 10/7/2019 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/16/2022 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 5/16/2022 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1984 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 255,204 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 960 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 960 | | 36.08 | 34,635 | | |
| \$NLA(RCN) | \$266 | OVERALL | 0.970 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BAS | L | BASE AREA | 960 | 1984 | 196.20 | 188,354 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 192 | | 34.61 | 6,645 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | BMF | N | BSMT FINISH | 374 | | 57.81 | 21,621 | | |
| | | | | FLOOR COVER | 35 | WW-VINYL | 1.00 | | MST | O | MAS/METAL STACK | 1 | | 3,948.70 | 3,949 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |



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

| 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 | \$199,100 |
|-------|-----------|
|-------|-----------|