

Key: 11092

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.381

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CAPITAL CONCRETE LLC PO BOX 1561 POCASSET, MA 02559				52.0-2-0				1236 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAPITAL CONCRETE LLC				04/29/2021	U	630,000	34057-240				
PARKER SEAN S TR OF THE				12/11/2006	F	1	21597-129				
AGRILLO JOSEPH TR				06/28/1994	B	1	9257-037				

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	%
B-23-257	10/24/2023	1	NEW CONSTRUC	2,000,000			0	0

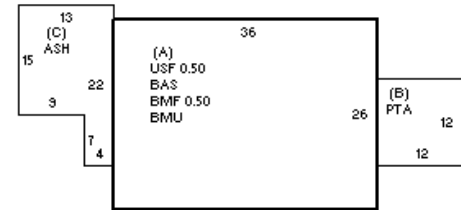
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	14	1.00	100	1.00	100	1.00	188,560	1.00	A	1.00	R02	0.80		173,120
200	A	0.918	14	1.00	100	1.00	100	1.00	75,360	1.00	A	1.00	R02	0.80		69,180
300	A	0.493	14	1.00	100	1.00	100	1.00	13,040	1.00	A	1.00	R02	0.80		6,430

TOTAL	2.330 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE				LAND	248,700	220,100
Infl1	AVG		BUILDING	262,100	232,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	510,800	452,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/15/2021	RP
MODEL	1		RESIDENTIAL	LIST	9/15/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/15/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1977	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	349,522
NET AREA	1,404	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	936		40.34	37,761		
\$NLA(RCN)	\$249	OVERALL	1.090	EXT COVER	10	VERT BOARD	1.00	A	BMF	N	BSMT FINISH	468		48.47	22,686		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	936	1977	219.39	205,353		F
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	468	1977	121.73	56,972		A
				FLOOR COVER	1	HARDWOOD	1.02	B	PTA	N	PATIO	144		15.81	2,277		A
				INT. FINISH	2	DRYWALL	1.00	C	ASH	N	ATT SHED	223		23.79	5,305		A
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			9,745.80	9,746		A
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	4			2,355.98	9,424		A
				USE	0		1.00										
																EFF.YR/AGE	1994 / 28
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$262,100