Key: 1441

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,445

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOSCA NICHOLAS A & PATRICIA L MOSCA PO BOX 323 SAGAMORE BEACH, MA 02562	7.3-19-0	155 OLD PLYMOUTH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MOSCA NICHOLAS A &	09/03/1996	XX		10371-246

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

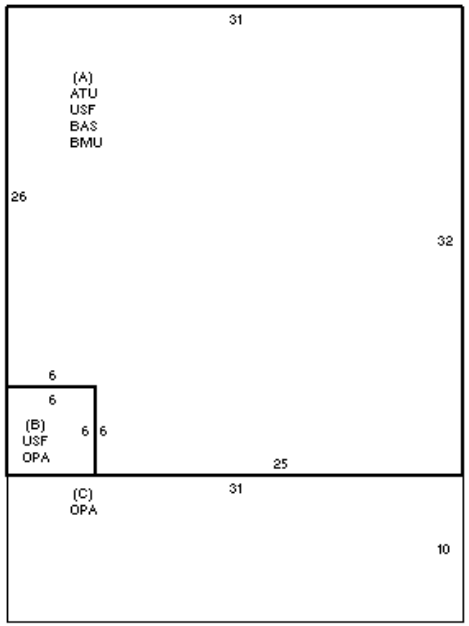
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
960279	06/24/1996	3	ALT/RENO	18,750	04/22/1997	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,000	1 1.00	100 1.00	100 1.00	235,700	1.24	A 1.00	R03 1.00			200,700

TOTAL	30,013 SF	ZONING	1	FRNT	115
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	200,700	177,600
BUILDING	338,600	299,600
DETACHED	9,600	9,200
OTHER	0	0
TOTAL	**548,900**	**486,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	10 X 20		200	53.31	7,500
SHF	F 0.70	50 0.50	10 X 20		200	11.16	1,100
WDK	A 1.00	30 0.70	8 X 10		80	18.30	1,000
SHF	F 0.70	30 0.70	8 X 8			0.00	

PHOTO 08/05/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/28/2021	NMP
LIST	7/10/2008	JH
REVIEW	7/24/2008	ER

YEAR BLT	1913	SIZE ADJ	1.010
NET AREA	1,948	DETAIL ADJ	1.000
$NLA(RCN)	$217	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	956		39.04	37,321
A	BAS	L	BASE AREA	956	1913	212.30	202,963
+	USF	L	UPPER STORY FIN	992	1913	115.25	114,328
A	ATU	N	ATTIC UNF	956		44.27	42,322
+	OPA	N	OPEN PORCH	346		63.01	21,801
	FIX	O	XTRA FIXTURES	2		2,279.85	4,560

TOTAL RCN 423,295

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

EFF.YR/AGE 1999 / 23

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $338,600