Key: 2213

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,224

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PRETE CINDY L & AUGUST A TRS AUGUST & CINDY PRETE REV TRUST PO BOX 78 SAGAMORE, MA 02561	12.3-1-0	4 PLEASURE POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PRETE CINDY L & AUGUST A	07/07/2022	F	1	(230448)
PRETE CINDY LOU &	07/07/2022	F	1	(230447)
PRETE AUGUST A & CINDY LO	06/24/2010	F		(191771)

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

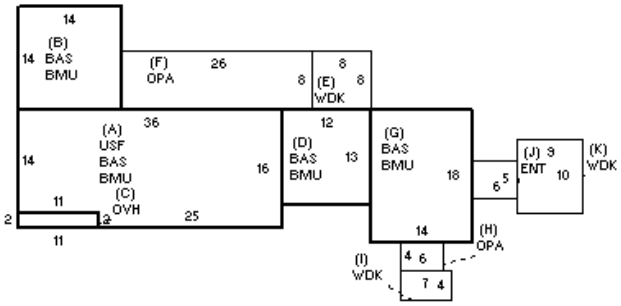
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		01/10/2023	SL	100	100
EXB-22-595	09/09/2022	14	SOLAR	2,170			100	100
EXB-22-596	09/09/2022	3	ALT/RENO	12,000	01/10/2023	SL	100	100
10441	07/26/2010	2	ADDITIONS	40,000	05/06/2011	TL	100	100
980538	09/14/1998	2	ADDITIONS	54,265	03/04/1999	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,500	2 1.00	100 1.00	100 1.00	388,905	1.68	A 1.00	CEX 1.65			306,570

TOTAL	20,517 SF	ZONING	1	FRNT	190
Nbhd	S SAG	NOTE	VIEW OF CANAL		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	306,600	271,300
BUILDING	306,700	262,700
DETACHED	0	0
OTHER	0	0
TOTAL	**613,300**	**534,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 01/10/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/10/2023	SL
LIST	1/10/2023	SL
REVIEW	1/10/2023	SL

YEAR BLT	1958	SIZE ADJ	1.010
NET AREA	1,734	DETAIL ADJ	1.000
$NLA(RCN)	$227	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,158		39.04	45,207
+	BAS	L	BASE AREA	906	1958	205.52	186,200
A	USF	L	UPPER STORY FIN	554	1958	117.80	65,262
C	OVH	L	OVERHANG	22	1958	193.88	4,265
+	WDK	N	WOOD DECK	182		37.45	6,815
+	OPA	N	OPEN PORCH	232		63.01	14,618
G	BAS	L	BASE AREA	252	2010	205.52	51,790
J	ENT	N	ENCLOSED ENTRY	30		90.50	2,715
	F21	O	FPL 2S 1OP	1		9,430.90	9,431
	FIX	O	XTRA FIXTURES	3		2,280.03	6,840

TOTAL RCN	393,144

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			$306,700