

Key: 2274

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.287

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROSATI JOSEPH & MARIANNE E PO BOX 255 SAGAMORE, MA 02561				12.3-69-0				2 VERMONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROSATI JOSEPH & MARIANNE				06/21/2019	QS	310,000	32103-175				
WHITE ERIK				05/14/2010	N	175,000	24553-276				
PLACENTINO PHILIP A				02/11/2004	H		18210-260				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19905	09/30/2019	10	WOODSTOVE	1,000	10/18/2019	TL	100	100
890697	11/17/1989	2	ADDITIONS	10,000	06/06/1990	HS	100	100

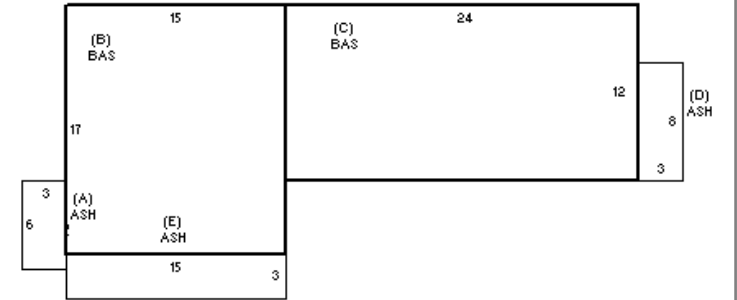
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,426	2	1.00	100	1.00	100	1.00	212,130	2.77	A	1.00	R04	0.90			154,400

TOTAL	11,413 SF	ZONING	FRNT	74	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE 86' frontage on Cranberry Hwy	LAND	154,400	136,700		
Infl1	AVG		BUILDING	61,700	54,600		
N_Index	AVG		DETACHED	0	0		
			OTHER	281,100	248,800		
			TOTAL	497,200	440,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/18/2019	TL
MODEL	1		RESIDENTIAL	LIST	10/18/2019	TLV
STYLE	6	0.70	COTTAGE [100%]	REVIEW	8/28/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

UNIT

YEAR BLT	1960	SIZE ADJ	1.020
NET AREA	543	DETAIL ADJ	1.000
\$NLA(RCN)	\$158	OVERALL	0.700
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	2	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	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ASH	N	ATT SHED	18		17.77	320
+	BAS	L	BASE AREA	543	1960	155.04	84,185
D	ASH	N	ATT SHED	24		17.76	426
E	ASH	N	ATT SHED	45		17.76	799

TOTAL RCN	85,730
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	O
ELECT	A
EFF.YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$61,700

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.288

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
ROSATI JOSEPH & MARIANNE E		12.3-69-0		2 VERMONT ST	
PO BOX 255		TRANSFER HISTORY		DOS	T
SAGAMORE, MA 02561				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

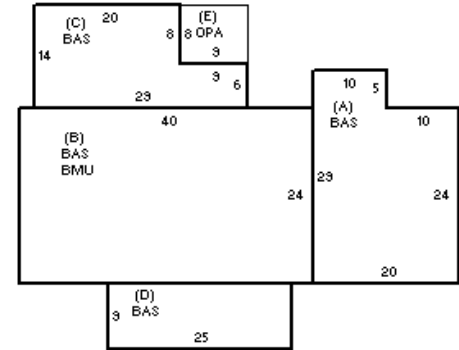
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	281,100	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/24/2010

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/18/2019	TL
MODEL	1		RESIDENTIAL	LIST	10/18/2019	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	8/28/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	390,437
NET AREA	2,049	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	2,049	1955	164.09	336,214		
\$NLA(RCN)	\$191	OVERALL	0.950	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	960		34.81	33,422		
				ROOF SHAPE	1	GABLE	1.00	E	OPA	N	OPEN PORCH	72		73.17	5,268		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		7,655.20	7,655		
				FLOOR COVER	35	W/W-VINYL	1.00		FIX	O	XTRA FIXTURES	2		2,033.15	4,066		
				INT. FINISH	3	WOOD PANEL	0.98		MST	O	MAS/METAL STACK	1		3,810.40	3,810		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

TOTAL RCN	390,437
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	O
ELECT	A
EFF.YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$281,100