

Key: 3999

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.084

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GAGLIONE MICHAEL 1 COTE CIR BUZZARDS BAY, MA 02532-5645				20.1-1-0				2 COTE CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GAGLIONE MICHAEL				11/16/2007	F	1 (184606)					
FELICANI DOROTHEA C TR				10/26/2004	F	100 (174824)					
FELICANI DOROTHEA C				06/27/1996	XX	(141180)					

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	%
900435	08/21/1990	4	DETACH.STRUC	1,500	10/21/1991	HS	100	100
900192	05/02/1990	8	POOL	10,000	10/21/1991	HS	100	100

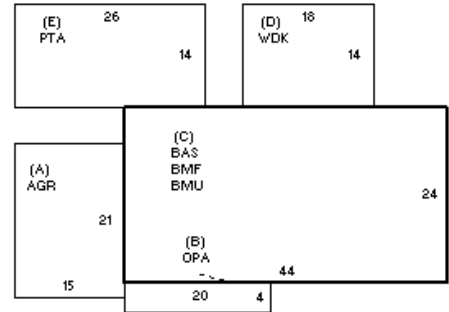
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	14,300 4	1.00	100	1.00	100	1.00	235,700	2.28	A	1.00	R03 1.00	176,060

TOTAL	14,288 SF	ZONING	1	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N O T E	Also owns 4 Cote Cir - Map 20.1, Pcl 2, developable land			LAND	176,100	155,800
Infl1	AVG		LAND	278,200	246,100			
N_Index	AVG		DETACHED	2,400	2,200			
						OTHER	0	0
						TOTAL	456,700	404,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10X12		120	16.42	1,500
APO	A	1.00	A 0.75 16X26			0.00	
PDK	A	1.00	A 0.75 6X16		96	12.20	900



BUILDING	CD	ADJ	DESC	MEASURE	9/19/2022	SL
MODEL	1		RESIDENTIAL	LIST	10/11/2022	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	10/11/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1966	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,056	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	315		70.14	22,093
\$NLA(RCN)	\$347	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	OPA	N	OPEN PORCH	80		72.21	5,777
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	1,056		36.64	38,694
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BMF	N	BSMT FINISH	1,056		34.88	36,830
				FLOOR COVER	13	HARDWOOD-W/W	1.00	C	BAS	L	BASE AREA	1,056	1966	192.90	203,699
				INT. FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	252		26.03	6,559
				HEATING/COOLING	2	HOT WATER	1.02	E	PTA	N	PATIO	364		13.66	4,973
				FUEL SOURCE	2	GAS	1.00	E	BMF	N	BSMT FINISH	700		44.03	30,819
				USE	0		1.00	F11	O	FPL 1S 1OP	1		8,056.90	8,057	
								FIX	O	XTRA FIXTURES	4		2,139.83	8,559	

TOTAL RCN	366,059	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			A
EFF.YR/AGE		1995 / 27	
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD	\$278,200		