

Key: 5528

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.670

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DENAPOLI THOMAS R & PAMELA J				26.2-111-0				70 OLD DAM RD			
DENAPOLI TRS DENAPOLI FAM LIV				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
70 OLD DAM RD				DENAPOLI THOMAS R & PAMEL				07/19/2021 F 100 34303-333			
BOURNE, MA 02532				DENAPOLI THOMAS R ETUX				09/04/2014 J 8,500 28364-114			
				DENAPOLI THOMAS R ETUX				06/27/2003 QS 899,000 17162-49			

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	6	1.00	DCK 1.00	100	1.00					605,900
300	A	0.667	6	1.00	100 1.00	100	1.00					30,440

TOTAL	1.585 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N	56,412SF upland & 12,613SF	LAND		636,300	563,100	
Infl1	DOCK	O	wetland -per PD dock shared-easement	BUILDING		896,000	792,800	
N_Index	AVG	T	w/parcel;manmade pond in back;Ch 91 lic Exp 2097	DETACHED		35,000	33,300	
		E	#98-3 & #98-3B n backyard	OTHER		0	0	
				TOTAL		1,567,300	1,389,200	

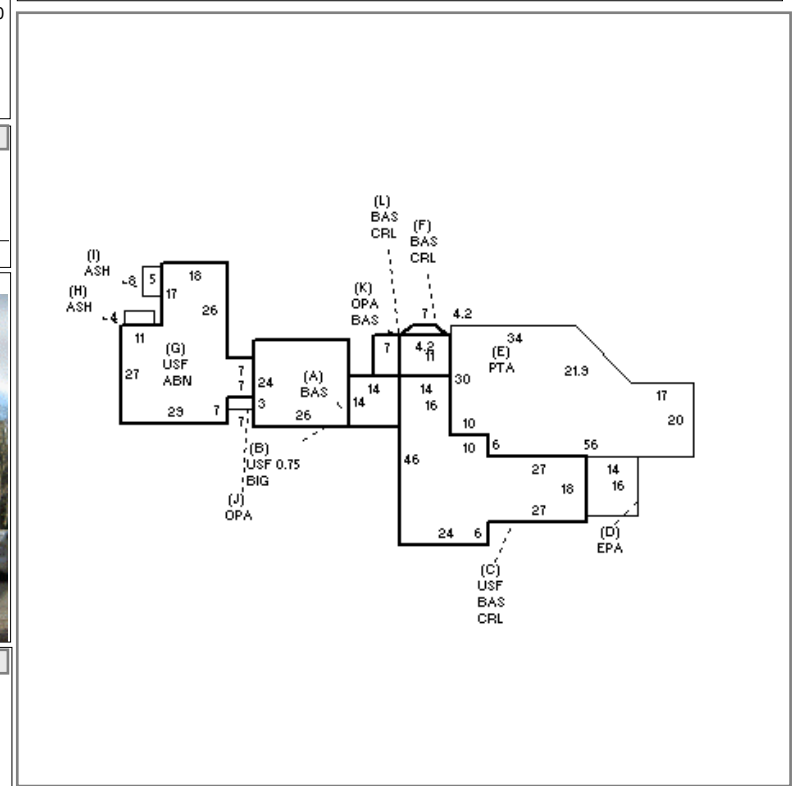
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	V	1.30	10 0.90		125	235.56	26,500
FLD	V	1.30	10 0.90		120	78.52	8,500



BUILDING	CD	ADJ	DESC	MEASURE	1/13/2016	TL
MODEL	1		RESIDENTIAL	LIST	1/13/2016	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/10/2018	KT
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,951	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,733	1995	227.21	393,751
\$NLA(RCN)	\$213	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	B	BIG	N	BUILT-IN GARAGE	624		94.61	59,034
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,898	1995	111.14	210,951
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	CRL	N	BSMT CRAWL	1,661		21.23	35,260
				FLOOR COVER	2	SOFTWOOD	1.02	D	EPA	N	ENCLOSED PORCH	224		83.68	18,745
				INT. FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	1,924		17.44	33,561
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F	BAS	L	BASE AREA	154	2010	227.21	34,990
				FUEL SOURCE	2	GAS	1.00	G	ABN	N	ATT BARN	1,166		71.20	83,015
				USE	0		1.00	G	USF	L	UPPER STORY FIN	1,166	2010	111.14	129,593
								H	ASH	N	ATT SHED	32		31.91	1,021
								I	ASH	N	ATT SHED	40		31.91	1,276
								+	OPA	N	OPEN PORCH	51		98.32	5,015
									F23	O	FPL 2S 3OP	1		12,343.30	12,343
									FIX	O	XTRA FIXTURES	10		2,731.89	27,319
									GFP	O	GAS FIREPLACE	1		8,210.00	8,210

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	%
11767	12/08/2011	12	CYCLICAL		01/24/2018		100	100
10476	08/16/2010	4	DETACH.STRUC	100,000	01/04/2016	TL	100	100
10437	07/22/2010	2	ADDITIONS	300,000	01/04/2016	TL	100	100
930558	10/26/1993	2	ADDITIONS	40,000	01/04/2016	TL	100	100
		1	NEW CONSTRUC	260,000	03/19/1996	JC	100	100



TOTAL RCN	1,054,084
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2004 / 18
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$896,000