

Key: 5529

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.671

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
PUCILLO DANIEL J & ROBIN PUCILLO 80 OLD DAM RD BOURNE, MA 02532				26.2-115-0				80 OLD DAM RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				PUCILLO DANIEL J & PUCILLO DANIEL J				12/11/2020	F	1 33569-283	31439-164	
PUCILLO DANIEL J & PUCILLO DANIEL J				07/31/2018	O	685,000	31439-164					
PUCILLO DANIEL J & PUCILLO DANIEL J				09/04/2014	F	28364-111	28364-111					

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 %
B-20-47	04/27/2020	4	DETACH.STRUC	7,000	03/31/2022	TL	100 100
181048	12/17/2018	2	ADDITIONS	100,000	04/13/2020	RP	100 100

LAND

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	100	1.00	100	1.00	659,960	1.00	A	1.00	BSP	2.80	605,900
300	A	2,094	6	1.00	100	1.00	100	1.00	27,384	1.00	ML	0.60	BSP	2.80	57,340

DETAILED

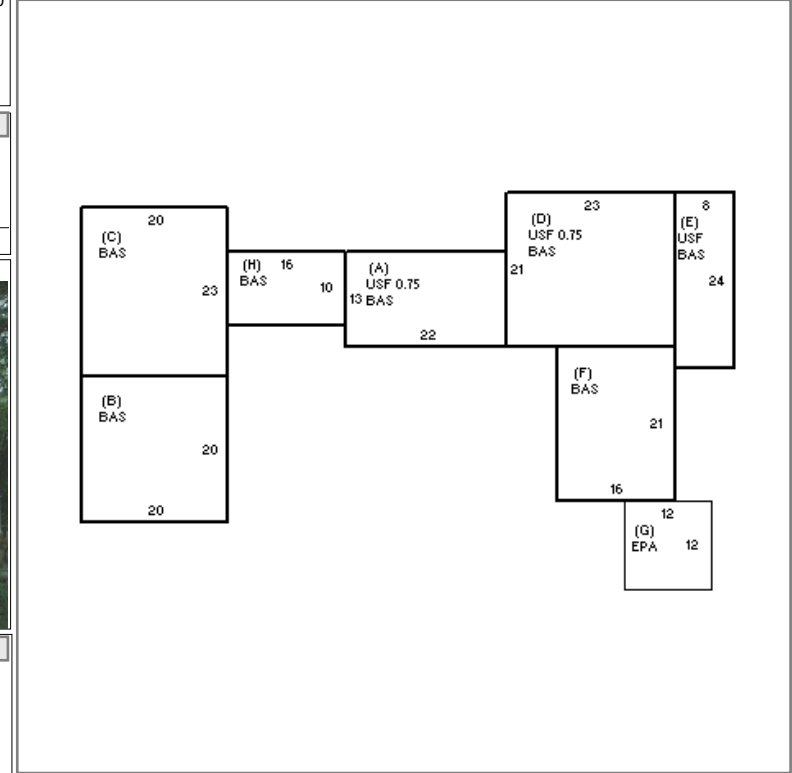
TOTAL	3.012 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE						LAND	663,200	586,900
Infl1	AVG						BUILDING	684,800	606,000
N_Index	AVG						DETACHED	33,000	31,400
							OTHER	0	0
							TOTAL	1,381,000	1,224,300

88,521SF UPLAND 42,699SF WETLAND;shared Ch 91 dock w/70 Old Dam Rd #98-3 & 98-3B; 3/2012 release of esmt to use dock,

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	10 0.90	20X24, 12X18	696	41.10	25,700
SHF	G	1.20	10 0.90	20 X 24	480	16.85	7,300



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2019	RP
MODEL	1		RESIDENTIAL	LIST	4/13/2020	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	4/13/2020	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1780	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	684,774
NET AREA	3,086	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,665	1780	231.63	385,656	CONDITION ELEM	CD
\$NLA(RCN)	\$222	OVERALL	1.290	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	769	2019	146.54	112,692	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	652	2019	231.63	151,020	INTERIOR	G
				ROOF COVER	2	WOOD SHINGLES	1.02	G	EPA	N	ENCLOSED PORCH	144		110.88	15,967	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02		CPC	O	CAPE CELLAR	1		5,089.00	5,089	BATHS	G
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	5		2,870.12	14,351	HEAT	U
				HEATING/COOLING	9	WARM-COOL AIR	1.03									ELECT	U
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0 % GD	100
RCNLD	\$684,800	