Key: 6619

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,784

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GOSSIOS THANOS &	31.0-18-0	295 COUNTY RD
GEORGE GOSSIOS JR		
295 COUNTY RD		
BOURNE, MA 02532-4244		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GOSSIOS THANOS &	03/28/2001	QS	350,000	13674-122
DELIGIANNIDIS CHRISTOS &	05/06/1997	XX		10735-316

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

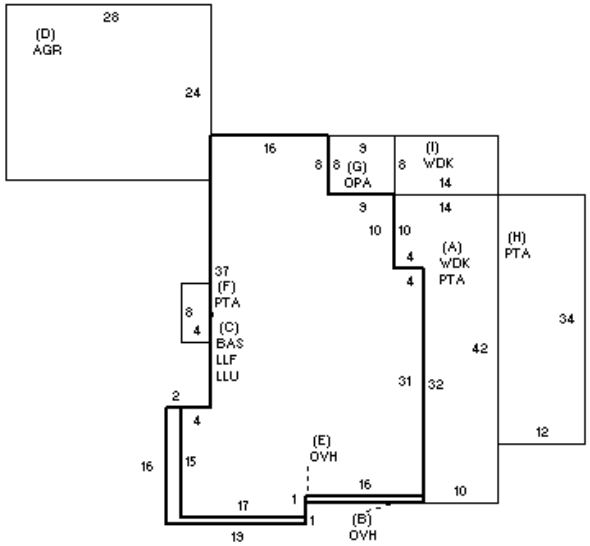
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-382	06/27/2023	3	ALT/RENO	2,304			100	100
EXB-23-384	06/27/2023	14	SOLAR	84,025			100	100
EXB-23-83	03/03/2023	14	SOLAR	21,840			100	100
B-21-89	04/19/2022	8	POOL	60,000	07/11/2023	SL	90	0
15141	03/20/2015	15	INSULATE/WEA	2,000	03/20/2015		100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	9	1.00	100	1.00	100	1.00	223,915	1.00	A	1.00	R03	0.95			205,570
300	A	1.852	9	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00	R03	0.95			28,680

TOTAL	2.770 Acres	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE	ALSO OWNS CONTIGUOUS LOT 26 WHICH IS LANDLOCKED WITHOUT ACCESS THROUGH THIS PARCEL		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	234,300	207,300
BUILDING	475,100	417,300
DETACHED	37,800	0
OTHER	0	0
TOTAL	**747,200**	**624,600**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	E	1.90	10	0.90	18 X 40	2022	720	48.88	31,700
PTD	E	1.90	10	0.90	30 X 58	2022	1,020	6.70	6,100

PHOTO 11/17/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/17/2022	SL
LIST	4/13/2022	RP
REVIEW	10/23/2023	SL

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	2,817	DETAIL ADJ	1.000
$NLA(RCN)	$213	OVERALL	1.150

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	100	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	10	VERT BOARD	1.00
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	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	PTA	N	PATIO	900		17.20	15,481
+	OVH	L	OVERHANG	65	1981	229.10	14,892
C	LLU	N	LOWER LEVEL UNF	1,376		39.35	54,143
C	LLF	L	LOWER LEVEL FIN	1,376	1981	66.97	92,144
C	BAS	L	BASE AREA	1,376	1981	237.80	327,209
D	AGR	N	ATT GARAGE	672		73.54	49,419
G	OPA	N	OPEN PORCH	72		96.95	6,980
+	WDK	N	WOOD DECK	572		27.02	15,456
	F23	O	FPL 2S 3OP	1		12,171.80	12,172
	FIX	O	XTRA FIXTURES	5		2,693.94	13,470

TOTAL RCN	601,365

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24	
COND	21	21 %
FUNC	0	uc
ECON	0	
DEPR	21	% GD 79
RCNLD		$475,100