Key: 7106

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,249

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PETRUZZIELLO CAPE, LLC 21 EASTBROOK ROAD DEDHAM, MA 02026	34.0-28-0	586 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PETRUZZIELLO CAPE, LLC	02/24/2019	F	100	32575-17
PETRUZZIELLO PROPERTIES L	06/24/2016	O	3,200,000	29750-25
DEXTER SCHOOL	12/15/1999	K	2,700,000	12723-32

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING	6	1	1 of 9

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		4	DETACH.STRUC		02/15/2018	DB	100	100
16994	11/15/2016	4	DETACH.STRUC	30,000	08/04/2017	BC	100	100
0000		13	OTHER		11/03/2016		100	100
16929	10/24/2016	5	DEMOLITIONS	15,000	08/04/2017	BC	100	100
16659	08/03/2016	3	ALT/RENO	70,000	08/04/2017	BC	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	DCK	1.00	100	1.00	1,508,480	1.00	A	1.00	BSP	6.40			1,384,920
300	A	9.105	9	1.00	100	1.00	100	1.00	104,320	1.00	A	1.00	BSP	6.40			949,830

TOTAL	10.023 Acres	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	DOCK
N_Index	AVG

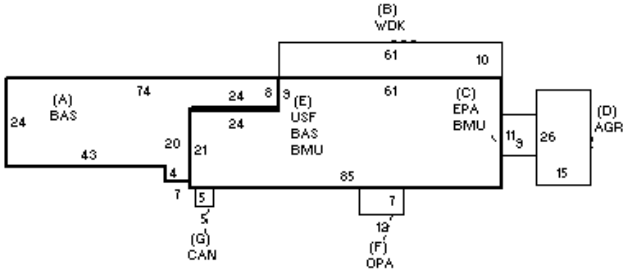
NOTE: Permanant Dock/Floating Swimming Platform and Beach; #461 Site Plan Review: (1/07);rr tracks thru property Ch 91 2000-3;Expires 2094

ASSESSED	CURRENT	PREVIOUS
LAND	2,334,800	2,064,800
BUILDING	1,417,300	1,254,200
DETACHED	250,100	238,000
OTHER	1,257,900	1,117,300
TOTAL	**5,260,100**	**4,674,300**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	S	3.00	10	0.90	6 X 50	2002	300	543.60	146,800
CBN	G	1.20	40	0.60	16 X 16	1900	256	37.80	5,800
CBN	G	1.20	40	0.60	16 X 16	1900	256	37.80	5,800
CBN	G	1.20	40	0.60	16 X 16	1900	256	37.80	5,800
CBN	G	1.20	40	0.60	16 X 16	1900	256	37.80	5,800
CBN	G	1.20	40	0.60	16 X 16	1900	256	37.80	5,800
CBN	G	1.20	40	0.60	16 X 16	1900	256	37.80	5,800
CBN	G	1.20	40	0.60	16 X 16	1900	256	37.80	5,800
BHF	V	1.30	30	0.70	22 X 30	1965	660	32.89	15,200
FLD	V	1.30	10	0.90	20X30X8X9		672	78.52	47,500

PHOTO 06/02/2015



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/12/2003	MJ
LIST	6/12/2003	MJ
REVIEW	9/1/2017	MR

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	0.970
NET AREA	6,088	DETAIL ADJ	1.000
$NLA(RCN)	$277	OVERALL	1.260

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	19	1.00
BEDROOMS	12	1.00
BATHROOMS	4	1.00
FIXTURES	18	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	7	STUCCO	1.20
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	3,754	1900	271.32	1,018,531
B	WDK	N	WOOD DECK	610		35.24	21,499
+	BMU	N	BSMT UNFINISHED	2,433		45.37	110,390
C	EPA	N	ENCLOSED PORCH	99		134.36	13,302
D	AGR	N	ATT GARAGE	390		115.16	44,914
E	USF	L	UPPER STORY FIN	2,334	1900	142.95	333,654
F	OPA	N	OPEN PORCH	84		118.58	9,961
G	CAN	N	CANOPY	25		25.54	639
	CRL	N	BSMT CRAWL	1,420		29.42	41,771
	F11	O	FPL 1S 1OP	1		13,229.50	13,230
	F32	O	FPL 3S 2OP	1		15,876.00	15,876
	F34	O	FPL 3S 4OP	1		17,860.90	17,861
	FIX	O	XTRA FIXTURES	13		3,513.80	45,679

TOTAL RCN	1,687,305

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$1,417,300

Key: 7106

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,250

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PETRUZZIELLO CAPE, LLC 21 EASTBROOK ROAD DEDHAM, MA 02026	34.0-28-0	586 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING	6	2	2 of 9

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

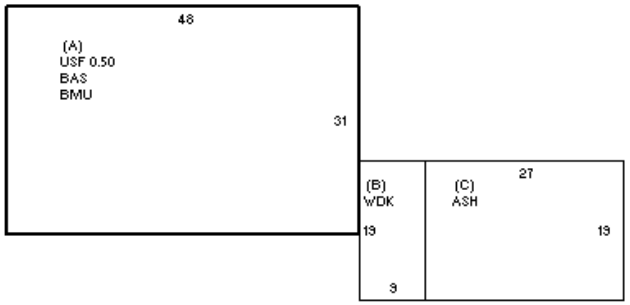
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	458,200	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/12/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/12/2003	MJ
LIST	6/12/2003	MJ
REVIEW	6/12/2003	MJ

YEAR BLT	1900	SIZE ADJ	1.005
NET AREA	2,232	DETAIL ADJ	1.000
$NLA(RCN)	$270	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	10	1.00
BEDROOMS	7	1.00
BATHROOMS	4	1.00
FIXTURES	14	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	4	FLR/WALL(FULL)	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	3	W/W CARPET	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,488		43.34	64,495
A	BAS	L	BASE AREA	1,488	1900	248.90	370,366
A	USF	L	UPPER STORY FIN	744	1900	147.52	109,758
B	WDK	N	WOOD DECK	171		47.45	8,115
C	ASH	N	ATT SHED	513		23.70	12,161
	F21	O	FPL 2S 1OP	1		11,951.60	11,952
	FIX	O	XTRA FIXTURES	9		2,889.28	26,004

TOTAL RCN	602,849
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			$458,200

Key: 7106

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,251

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PETRUZZIELLO CAPE, LLC 21 EASTBROOK ROAD DEDHAM, MA 02026	34.0-28-0	586 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING	6	3	3 of 9

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

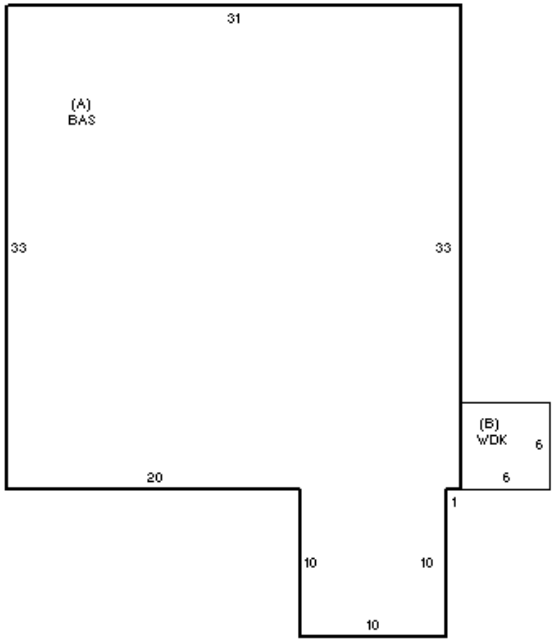
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	196,300	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/02/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/12/2003	MJ
LIST	6/12/2003	MJ
REVIEW	6/12/2003	MJ

YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,123	DETAIL ADJ	1.000
$NLA(RCN)	$230	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	1	1.00
BEDROOMS	1	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,123	1900	212.77	238,942
B	WDK	N	WOOD DECK	36		70.26	2,529
	F21	O	FPL 2S 1OP	1		9,763.70	9,764
	FIX	O	XTRA FIXTURES	3		2,360.47	7,081

TOTAL RCN 258,317

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 $196,300

Key: 7106

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,252

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PETRUZZIELLO CAPE, LLC 21 EASTBROOK ROAD DEDHAM, MA 02026	34.0-28-0	586 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING	6	4	4 of 9

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

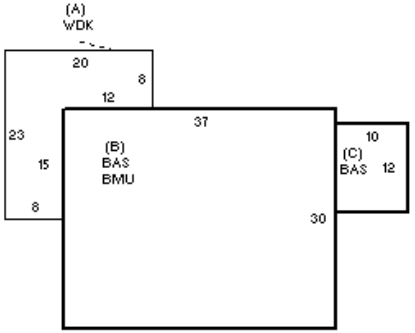
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	240,600	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/12/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/12/2003	MJ
LIST	6/12/2003	MJ
REVIEW	6/12/2003	MJ

YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,230	DETAIL ADJ	1.000
$NLA(RCN)	$257	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	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	4	FLR/WALL(FULL)	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	280		26.55	7,434
B	BMU	N	BSMT UNFINISHED	1,110		37.38	41,494
+	BAS	L	BASE AREA	1,230	1900	192.71	237,033
	BMF	N	BSMT FINISH	500		44.92	22,458
	F11	O	FPL 1S 1OP	1		8,219.70	8,220

TOTAL RCN	316,639

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			$240,600

Key: 7106

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,253

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PETRUZZIELLO CAPE, LLC 21 EASTBROOK ROAD DEDHAM, MA 02026	34.0-28-0	586 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING	6	5	5 of 9

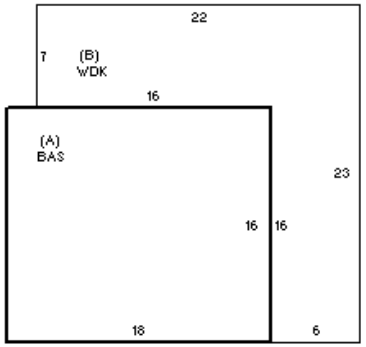
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	40,000	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/02/2015

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	-	0.95	AVERAGE - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/12/2003	MJ
LIST	6/12/2003	MJ
REVIEW	6/12/2003	MJ

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	288	DETAIL ADJ	1.000
$NLA(RCN)	$228	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	0	1.00
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	0	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	0		1.00
EXT COVER	0		1.00
ROOF SHAPE	0		1.00
ROOF COVER	0		1.00
FLOOR COVER	0		1.00
INT. FINISH	0		1.00
HEATING/COOLING	0		1.00
FUEL SOURCE	0		1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	288	1900	206.28	59,409
B	WDK	N	WOOD DECK	250		24.61	6,151

TOTAL RCN	65,561

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 42	
COND	39	39 %
FUNC	0	
ECON	0	
DEPR	39	% GD 61
RCNLD		$40,000

Key: 7106

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,254

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PETRUZZIELLO CAPE, LLC 21 EASTBROOK ROAD DEDHAM, MA 02026	34.0-28-0	586 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING	6	6	6 of 9

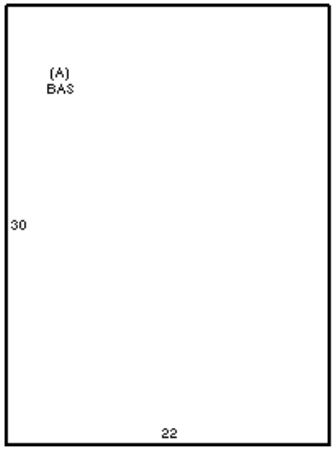
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	55,100	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/12/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	18	0.65	CABIN [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/12/2003	MJ
LIST	6/12/2003	MJ
REVIEW	6/12/2003	MJ

YEAR BLT	1965	SIZE ADJ	1.020
NET AREA	660	DETAIL ADJ	1.000
$NLA(RCN)	$137	OVERALL	0.650

CAPACITY	UNITS	ADJ
STORIES	0	1.00
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	0	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	0		1.00
EXT COVER	0		1.00
ROOF SHAPE	0		1.00
ROOF COVER	0		1.00
FLOOR COVER	0		1.00
INT. FINISH	0		1.00
HEATING/COOLING	0		1.00
FUEL SOURCE	0		1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	660	1965	136.76	90,261

TOTAL RCN	90,261
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 42	
COND	39	39 %
FUNC	0	
ECON	0	
DEPR	39	% GD 61
RCNLD		$55,100

Key: 7106

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,255

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PETRUZZIELLO CAPE, LLC 21 EASTBROOK ROAD DEDHAM, MA 02026	34.0-28-0	586 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING	6	7	7 of 9

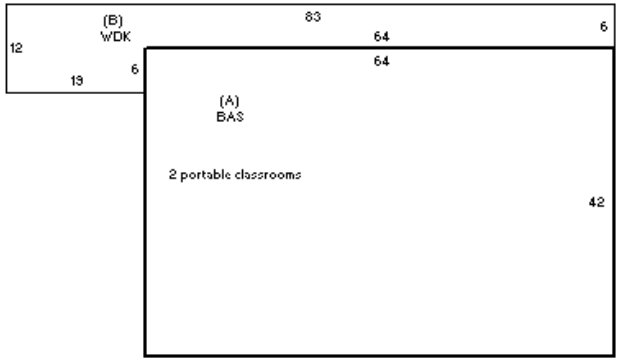
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	194,300	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/02/2015

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	6	1.00	[100%]

MEASURE	6/5/2007	SM
LIST	6/5/2007	SM
REVIEW	7/13/2007	DB

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	2,688	DETAIL ADJ	1.000
$NLA(RCN)	$119	OVERALL	0.700

CAPACITY	UNITS	ADJ
STORIES	0	1.00
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	0	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	0		1.00
EXT COVER	0		1.00
ROOF SHAPE	0		1.00
ROOF COVER	0		1.00
FLOOR COVER	0		1.00
INT. FINISH	0		1.00
HEATING/COOLING	0		1.00
FUEL SOURCE	0		1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,688	1980	115.11	309,408
B	WDK	N	WOOD DECK	612		14.95	9,150

TOTAL RCN	318,558
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 42
COND	39 39 %
FUNC	0
ECON	0
DEPR	39 % GD 61
RCNLD	$194,300

Key: 7106

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,256

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PETRUZZIELLO CAPE, LLC 21 EASTBROOK ROAD DEDHAM, MA 02026	34.0-28-0	586 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		8	8 of 9

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

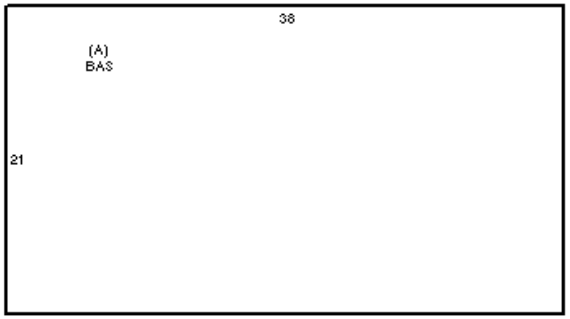
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	55,400	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/02/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	10	1.00	OTHER [100%]
QUALITY	M	0.75	MINIMAL [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/1/2003	MJ
LIST	10/1/2003	MJ
REVIEW	10/1/2003	MJ

YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	798	DETAIL ADJ	1.000
$NLA(RCN)	$158	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	0	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	7	CONCRETE	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	798	1900	157.80	125,924

TOTAL RCN	125,924
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1951 / 71	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$55,400

Key: 7106

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,257

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PETRUZZIELLO CAPE, LLC 21 EASTBROOK ROAD DEDHAM, MA 02026	34.0-28-0	586 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		9	9 of 9

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

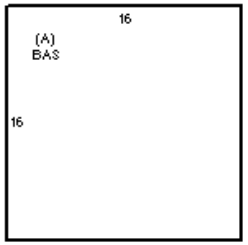
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	18,000	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/02/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	10	1.00	OTHER [100%]
QUALITY	M	0.75	MINIMAL [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/1/2003	MJ
LIST	10/1/2003	MJ
REVIEW	10/1/2003	MJ

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	256	DETAIL ADJ	1.000
$NLA(RCN)	$160	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	0	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	10	VERT BOARD	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	256	1900	159.60	40,857

TOTAL RCN	40,857
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1951 / 71	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$18,000