

Key: 7143

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.297

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION					
LUPICA MATTHEW A 451 COUNTY RD POCASSET, MA 02559										34.0-59-1				451 COUNTY RD					
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)						
										05/27/2020	QS	395,000	32936-33						
										04/04/2014	QS	311,000	28070-197						
										08/31/1992	QS	127,000	08184-00176						


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	%
14853	10/07/2014	15	INSULATE/WEA	1,998			100	100
07703	11/21/2007	3	ALT/RENO	5,100	03/20/2008	TL	100	100
01668	10/23/2001	2	ADDITIONS	27,000	05/15/2003	TL	100	100

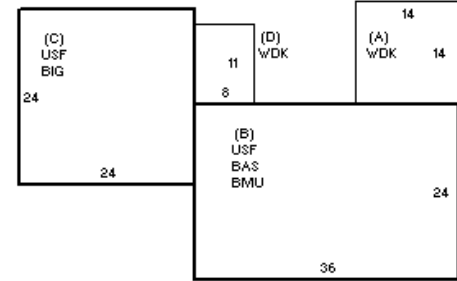
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,690 9		1.00	1.00	223,915	1.66	A	1.00	R03	0.95	176,780

TOTAL	20,691 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	176,800	156,500
Infl1	AVG		BUILDING	377,100	337,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	553,900	494,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/18/2020
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2019	TL
MODEL	1		RESIDENTIAL	LIST	3/4/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/4/2019	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	465,608	
NET AREA	2,304	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	284		27.59	7,835			
\$NLA(RCN)	\$202	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	864		38.85	33,563			
				ROOF SHAPE	3	GAMBREL	1.00	B	BAS	L	BASE AREA	864	1984	211.25	182,523			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	864	1984	110.76	95,694			
				FLOOR COVER	1	HARDWOOD	1.02	C	BIG	N	BUILT-IN GARAGE	576		83.52	48,110			
				INT. FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	576	2001	110.76	63,797			
				HEATING/COOLING	2	HOT WATER	1.02	BMF	N	BSMT FINISH	432		46.68	20,164				
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1		9,384.20	9,384				
				USE	0		1.00	FIX	O	XTRA FIXTURES	2		2,268.55	4,537				
																	EFF.YR/AGE	2000 / 22
																	COND	19 19 %
																	FUNC	0
																	ECON	0
																	DEPR	19 % GD 81
																	RCNLD	\$377,100