

Key: 7175

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.329

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CASIELLO THOMAS H & JANET TRS CASIELLO FAMILY TRUSST 18 HARWOOD DRIVE POCASSET, MA 02559				34.0-91-0				18 HARWOOD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CASIELLO THOMAS H & JANET				12/19/2019	F	1	32562-310				
CASIELLO THOMAS H ETUX				03/14/2014	QS	282,500	28035-12				
RILEY M PATRICIA TR PHILI				03/14/2014	F		28035-11				

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-20-192	07/17/2020	3	ALT/RENO	9,000	04/22/2021		100 100
17291	04/25/2017	3	ALT/RENO	4,000			100 100
16595	07/19/2016	15	INSULATE/WEA	5,000	08/26/2016		100 100
05471	07/12/2005	2	ADDITIONS		09/11/2007	JB	100 100
940416	08/25/1994	2	ADDITIONS	5,000	04/13/1995	JS	100 100

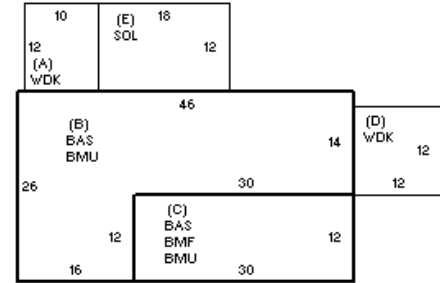
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,840	9	1.00	100	1.00	100	1.00	235,700	1.59	A	1.00	R04	1.00			187,900

TOTAL	21,824 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	187,900	166,300			
Infl1	AVG		BUILDING	298,500	264,100			
N_Index	AVG		DETACHED	16,800	16,000			
			OTHER	0	0			
TOTAL				503,200	446,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 22 X 22		484	38.49	16,800
SHF	A	1.00	50 0.50 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/17/2018	TL
MODEL	1		RESIDENTIAL	LIST	4/22/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/22/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1990	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	335,398		
NET AREA	1,196	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	264		26.81	7,078	CONDITION ELEM	CD		
\$NLA(RCN)	\$280	OVERALL	1.020	EXT COVER	4	VINYL	1.00	+	BMU	N	BSMT UNFINISHED	1,196		37.75	45,152	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,196	1990	198.74	237,696	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BMF	N	BSMT FINISH	360		60.49	21,778	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.02	E	SOL	N	SOLARIUM	216		89.29	19,286	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,204.65	4,409	HEAT	U		
				HEATING/COOLING	11	HT WATER CL AIR	1.05									ELECT	U		
				FUEL SOURCE	1	OIL	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	2008 / 14
																		COND	11 11 %
																		FUNC	0
																		ECON	0
																		DEPR	11 % GD 89
																		RCNLD	\$298,500