Key: 7729

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,885

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OFRIA ROSS A TRS OFRIA RLTY &	37.4-8-0	22 BEVERLY RD
& BARBARA A OFRIA TRS OFRIA II		
PO BOX 710		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OFRIA ROSS A TRS OFRIA RL	10/23/2020	F	100	33391-291
OFRIA ROSS A & BARBARA A	05/23/1995	F	1	9678-342

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,686	11 1.00	100 1.00	100 1.00	589,250	3.56	A 1.00	BA+ 2.50			418,140

TOTAL	8,668 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

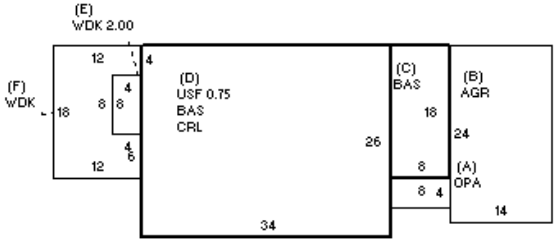
NOTE: OBSTRUCTED WATERVIEW

ASSESSED	CURRENT	PREVIOUS
LAND	418,100	325,700
BUILDING	286,100	266,500
DETACHED	0	0
OTHER	0	0
TOTAL	**704,200**	**592,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/17/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/17/2023	SL
LIST	8/17/2023	SL
REVIEW	10/11/2023	TL

YEAR BLT	1982	SIZE ADJ	1.010
NET AREA	1,691	DETAIL ADJ	1.000
$NLA(RCN)	$217	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	21	COMBO	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	32		88.04	2,817
B	AGR	N	ATT GARAGE	336		75.43	25,345
+	BAS	L	BASE AREA	1,028	1982	207.46	213,266
D	CRL	N	BSMT CRAWL	884		21.99	19,441
D	USF	L	UPPER STORY FIN	663	1982	117.51	77,908
+	WDK	N	WOOD DECK	248		27.99	6,941
	F21	O	FPL 2S 1OP	1		9,519.90	9,520
	FIX	O	XTRA FIXTURES	5		2,301.46	11,507

TOTAL RCN	366,745

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$286,100