Key: 7886

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,048

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PICCONE JOSEPH S & ELAINE A PICCONE PO BOX 1242 POCASSET, MA 02559	38.2-15-0	52 BENNETS NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PICCONE JOSEPH S &	01/07/2016	F	10	(208461)
PICCONE JOSEPH S &		XX		(107930)

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-23-770	11/09/2023	15	INSULATE/WEA	6,391			100	100
15776	09/02/2015	3	ALT/RENO	13,000	05/16/2017	TL	100	100
08214	05/14/2008	3	ALT/RENO		05/16/2017	TL	100	100
03348	06/09/2003	4	DETACH.STRUC		06/22/2004	TL	100	100
02666	09/30/2002	3	ALT/RENO	13,000	06/22/2004	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	12,790	11 1.00	100 1.00	100 1.00	271,055	2.51	A 1.00	R07 1.15			199,750

TOTAL	12,807 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

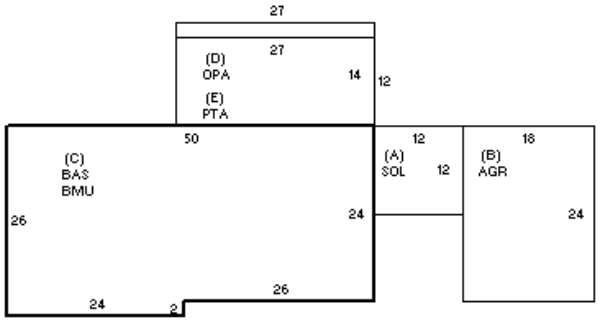
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	199,800	169,100
BUILDING	320,500	283,600
DETACHED	0	0
OTHER	0	0
TOTAL	**520,300**	**452,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12			0.00	

PHOTO 05/17/2017



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	5/16/2017	TL
LIST	5/16/2017	TL
REVIEW		

YEAR BLT	1970	SIZE ADJ	1.015
NET AREA	1,248	DETAIL ADJ	1.000
$NLA(RCN)	$321	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	72	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	15	VINYL 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	SOL	N	SOLARIUM	144		105.28	15,161
B	AGR	N	ATT GARAGE	432		63.36	27,372
C	BMU	N	BSMT UNFINISHED	1,248		32.75	40,872
C	BAS	L	BASE AREA	1,248	1970	192.71	240,501
D	OPA	N	OPEN PORCH	378		60.33	22,806
E	PTA	N	PATIO	324		13.94	4,517
	BMF	N	BSMT FINISH	900		35.58	32,024
	F12	O	FPL 1S 2OP	1		8,631.80	8,632
	FIX	O	XTRA FIXTURES	4		2,183.05	8,732

TOTAL RCN	400,615

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$320,500