**Key: 8200**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,360

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| PALIOCA LISA ETUX<br>ROSS K PALIOCA<br>PO BOX 986<br>POCASSET, MA 02559 | 38.3-233-0 | 7 OYSTER LN |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| PALIOCA LISA ETUX | 10/30/2015 | QS | 625,000 | 29240-27 |
| FOSGATE FLORENCE S TRS | 12/30/2010 | F | | 25138-182/3 |
| FOSGATE CHARLES M & FLORE | 12/02/1997 | F | 100 | 11093-82 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

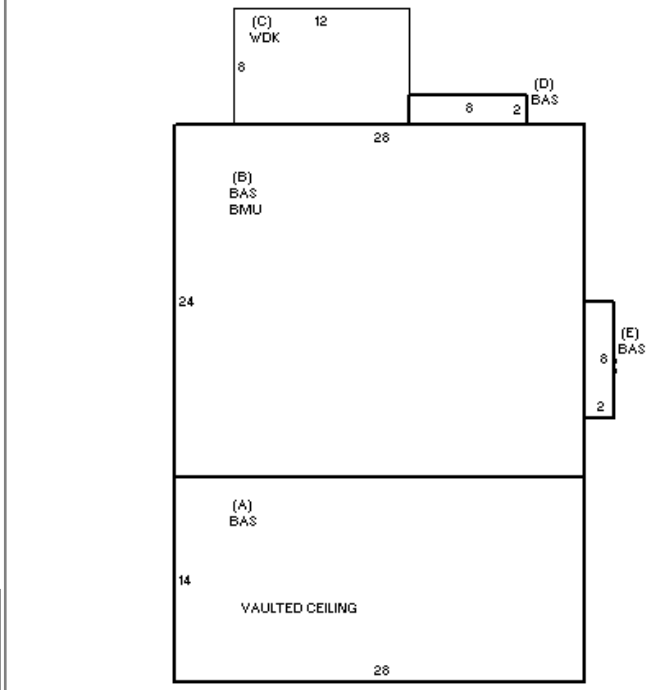
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| B-21-385 | 10/19/2021 | 3 | ALT/RENO | 73,888 | 05/09/2022 | TL | 100 | 100 |
| | | 12 | CYCLICAL | | 02/20/2018 | DB | 100 | 100 |
| 05697 | 10/06/2005 | 2 | ADDITIONS | 17,500 | 01/24/2007 | TL | 100 | 100 |
| 910356 | 08/05/1991 | 2 | ADDITIONS | 16,000 | 03/01/1992 | HS | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 10,100 | 11 1.00 | 100 1.00 | 100 1.00 | 942,800 | 3.10 | A 1.00 | REX 4.00 | | | 677,880 |

| TOTAL | 10,106 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POC | NOTE | FY12 - ADDED PPD;Chapter 91 license #76-5 expires 2092 / marshlands | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 677,900 | 599,900 |
| BUILDING | 329,800 | 291,900 |
| DETACHED | 38,000 | 36,200 |
| OTHER | 0 | 0 |
| TOTAL | **1,045,700** | **928,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | A 0.75 | 8 X 12 | | | 0.00 | |
| PPD | A 1.00 | 50 0.50 | 6X20+2X20+6X | | 400 | 181.20 | 36,200 |
| FLD | A 1.00 | 50 0.50 | 4X20 | | 60 | 60.40 | 1,800 |

PHOTO 01/01/2003

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | G | 1.10 | GOOD [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 8/19/2021 | RP |
|---|---|---|
| LIST | 5/9/2022 | EST |
| REVIEW | 5/9/2022 | TL |

| YEAR BLT | 1974 | SIZE ADJ | 1.015 |
|---|---|---|---|
| NET AREA | 1,372 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $264 | OVERALL | 1.110 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.5 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 9 | 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 | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 1,096 | 1974 | 237.91 | 260,746 |
| B | BMU | N | BSMT UNFINISHED | 672 | | 57.05 | 38,336 |
| C | WDK | N | WOOD DECK | 96 | | 54.53 | 5,235 |
| | USF | L | UPPER STORY FIN | 276 | 1974 | 136.37 | 37,637 |
| | F11 | O | FPL 1S 1OP | 1 | | 9,936.80 | 9,937 |
| | FIX | O | XTRA FIXTURES | 4 | | 2,639.13 | 10,557 |

| TOTAL RCN | 362,446 |
|---|---|

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

| EFF.YR/AGE | 2010 / 12 | |
|---|---|---|
| COND | 9 9 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 9 | % GD 91 |
| RCNLD | | $329,800 |