

Key: 8231

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.391

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| BATTAGLIA JOSEPH R & KATHLEEN C/O BATTAGLIA JOSEPH R & KATHL 829 SHORE RD POCASSET, MA 02559 | | | | 38.3-257-0 | | | | 829 SHORE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BATTAGLIA JOSEPH R & KATH | | | | 01/04/2023 | F | 10 | 35576-204 | | | | |
| BATTAGLIA JOSEPH R & KATH | | | | 02/21/2020 | QS | 785,000 | 32704-330 | | | | |
| HARON CHARLES DANIEL ETUX | | | | 08/15/2017 | QS | 660,000 | 30700-2 | | | | |

| 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 | % |
| 18347 | 04/30/2018 | 3 | ALT/RENO | 1,800 | 01/24/2019 | TL | 100 | 100 |
| 18349 | 04/30/2018 | 4 | DETACH.STRUC | 8,500 | 01/24/2019 | TL | 100 | 100 |
| 15971 | 10/26/2015 | 3 | ALT/RENO | 6,500 | 01/24/2019 | TL | 100 | 100 |
| 12774 | 10/23/2012 | 1 | NEW CONSTRUCT | 128,500 | 07/02/2014 | TL | 100 | 100 |
| 12485 | 07/18/2012 | 5 | DEMOLITIONS | 4,500 | 06/11/2013 | TL | 100 | 100 |

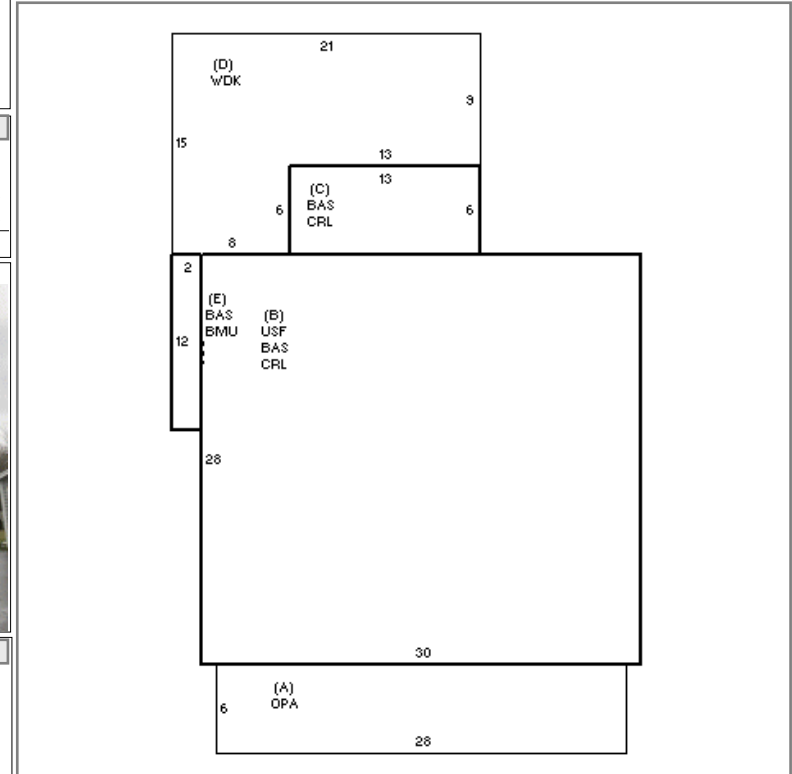
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 18,160 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 707,100 | 1.85 | A | 1.00 | BG- | 3.00 | | | 546,360 |

| TOTAL | 18,165 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-----------|---|------------------|----------------|---------|----------|---------|----------|
| Nbhd | POC | NOTE ADD CHG VIA TP 7/25/11; Views of Pocasset River | LAND | 546,400 | 483,500 | | | |
| Infl1 | AVG | | BUILDING | 465,400 | 411,900 | | | |
| N_Index | AVG | | DETACHED | 6,200 | 5,900 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | 1,018,000 | 901,300 | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|---------|-------|-----------|-------|-------|
| SHF | S | 3.00 | 10 0.90 | 10 X 14 | 2018 | 140 | 49.27 | 6,200 |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/14/2021 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/14/2021 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 5/14/2021 | RP |
| QUALITY | V | 1.35 | VERY GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 2013 | SIZE ADJ | 1.010 |
|-----------------|-------|------------|-------|
| NET AREA | 1,782 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$275 | OVERALL | 1.070 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| BATHROOMS | 3 | 1.00 | |
| FIXTURES | 12 | 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 | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|-----|-----|------|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | OPA | N | OPEN PORCH | 168 | | 95.35 | 16,019 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | CRL | N | BSMT CRAWL | 918 | | 29.69 | 27,255 |
| ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 942 | 2013 | 289.32 | 272,535 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | USF | L | UPPER STORY FIN | 840 | 2013 | 157.06 | 131,927 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 | D | WDK | N | WOOD DECK | 237 | | 37.78 | 8,955 |
| INT. FINISH | 2 | DRYWALL | 1.00 | E | BMU | N | BSMT UNFINISHED | 24 | | 89.54 | 2,149 |
| HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | FIX | O | XTRA | FIXTURES | 7 | | 3,106.93 | 21,749 |
| FUEL SOURCE | 2 | GAS | 1.00 | GFP | O | GAS | FIREPLACE | 1 | | 9,337.20 | 9,337 |
| USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 489,925 |
|----------------|-----------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2014 / 8 |
| COND | 5 5 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 5 % GD 95 |
| RCNLD | \$465,400 |