Key: 8297

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,455

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FEROLI ROBERT A & MARCIA E FEROLI P O BOX 3923 POCASSET, MA 02559-3923	38.3-331-0	25 KING PHILLIP RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FEROLI ROBERT A &	09/16/1994	QS	113,000	9366-045

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

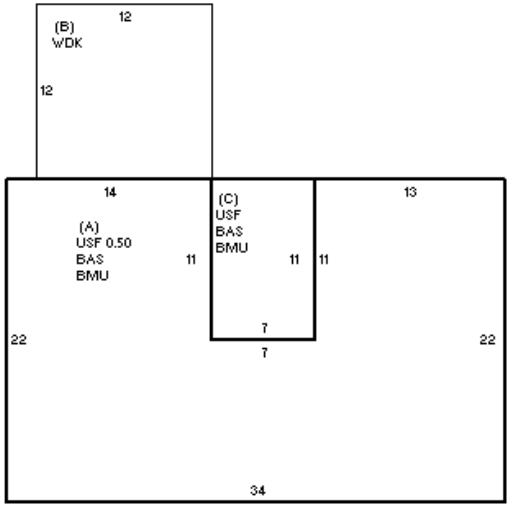
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16224	04/01/2016	4	DETACH.STRUC	1,800			100	100
06514	08/16/2006	3	ALT/RENO	4,250	08/16/2007	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,900	11 1.00	100 1.00	100 1.00	377,120	3.88	A 1.00	BAV 1.60			265,640

TOTAL	7,884 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	265,600	235,100
BUILDING	219,800	196,900
DETACHED	0	0
OTHER	0	0
TOTAL	**485,400**	**432,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	6 X 9			0.00	

PHOTO 09/02/2008

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	9/2/2008	JH
LIST	9/2/2008	EST
REVIEW	5/3/2018	TL

YEAR BLT	1971	SIZE ADJ	1.015
NET AREA	1,161	DETAIL ADJ	1.000
$NLA(RCN)	$237	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	23	SOFTWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	748		49.99	37,394
+	BAS	L	BASE AREA	748	1971	224.02	167,569
+	USF	L	UPPER STORY FIN	413	1971	119.50	49,355
B	WDK	N	WOOD DECK	144		42.91	6,180
	F21	O	FPL 2S 1OP	1		9,567.00	9,567
	FIX	O	XTRA FIXTURES	2		2,312.75	4,626

TOTAL RCN	274,689

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		$219,800