Key: 8375

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,537

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOSCATIELLO CHRISTINE M 7 WALES DR POCASSET, MA 02559	38.4-41-0	7 WALES DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MOSCATIELLO CHRISTINE M	12/27/2007	H	1	22569-109
MOSCATIELLO BRETT T ETUX	09/30/2002	F	1	15671-84
MOSCATIELLO BRETT T	03/11/1994	L	61,000	9088-229

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	%
13135	03/07/2013	15	INSULATE/WEA		12/17/2014		100	100
950574	11/07/1995	10	WOODSTOVE	200	11/06/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,800	11 1.00	100 1.00	100 1.00	247,485	3.52	A 1.00	R06 1.05			175,800

TOTAL	8,799 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

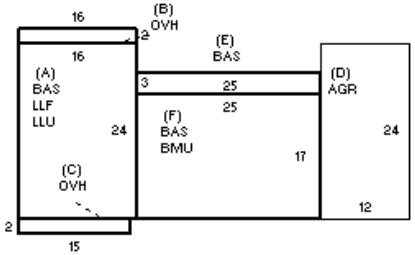
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	175,800	155,600
BUILDING	217,800	192,800
DETACHED	0	0
OTHER	0	0
TOTAL	**393,600**	**348,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/02/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/2/2008	MR
LIST	9/2/2008	MR
REVIEW	9/8/2008	KEO

YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,330	DETAIL ADJ	1.000
$NLA(RCN)	$216	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	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	13	HARDWOOD-W/W	1.00
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	LLU	N	LOWER LEVEL UNF	384		41.45	15,916
A	LLF	L	LOWER LEVEL FIN	384	1900	70.54	27,087
+	OVH	L	OVERHANG	62	1900	181.98	11,283
D	AGR	N	ATT GARAGE	288		70.13	20,199
+	BAS	L	BASE AREA	884	1900	199.27	176,151
F	BMU	N	BSMT UNFINISHED	425		46.25	19,658
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	2		2,139.85	4,280
	MST	O	MAS/METAL STACK	1		4,010.40	4,010

TOTAL RCN	286,640

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$217,800