Key: 8419

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,581

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RUBINO JOHN R ETUX PAMELA L RUBINO 33 OBSERVATORY LANE POCASSET, MA 02559-1913	39.0-29-0	33 OBSERVATORY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RUBINO JOHN R ETUX	03/05/2002	F		14889-245
RUBINO JOHN R	07/31/2001	QS	184,900	14094-105
FINNEGAN EDMUND E III		XX		04806-00295

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

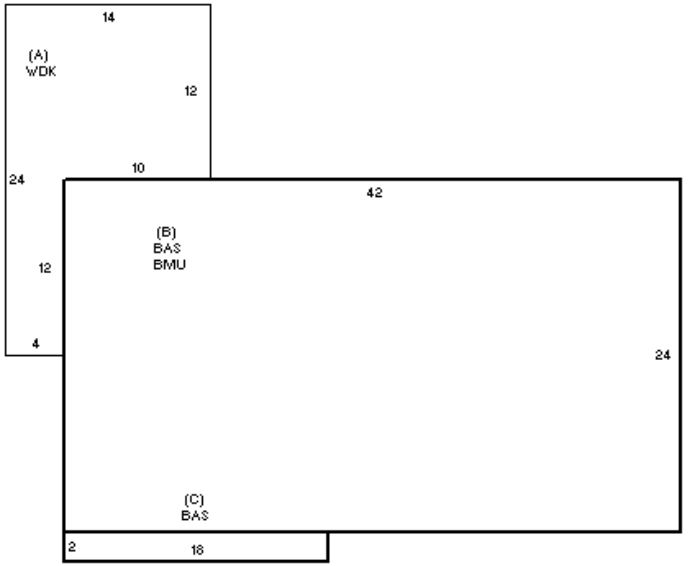
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-692	09/29/2021	3	ALT/RENO	1,500			100	100
EXB-21-588	08/24/2021	3	ALT/RENO	3,500			100	100
930284	06/15/1993	4	DETACH.STRUC	1,000	05/06/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	11 1.00	100 1.00	100 1.00	235,700	2.99	A 1.00	R05 1.00			170,100

TOTAL	10,498 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	170,100	150,600
BUILDING	194,000	171,700
DETACHED	0	0
OTHER	0	0
TOTAL	**364,100**	**322,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 07/27/2021

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	7/27/2021	RP
LIST	7/27/2021	EST
REVIEW	7/27/2021	RP

YEAR BLT	1974	SIZE ADJ	1.015
NET AREA	1,044	DETAIL ADJ	1.000
$NLA(RCN)	$241	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	216		26.02	5,621
B	BMU	N	BSMT UNFINISHED	1,008		36.64	36,935
+	BAS	L	BASE AREA	1,044	1974	192.90	201,385
	F11	O	FPL 1S 1OP	1		8,056.90	8,057

TOTAL RCN	251,998

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$194,000