

Key: 8653

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.824

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |                  |  | LOCATION     |  |  |  |
|---|--|--|--|------------|----|------------------|--|--------------|--|--|--|
| DEANGELIS PETER & ANNAMARIA DEANGELIS<br>22 PRYER DRIVE<br>POCASSET, MA 02559 |  |  |  | 39.0-201-0 |    |                  |  | 22 PRYER DR  |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE       |  | BK-PG (Cert) |  |  |  |
| DEANGELIS PETER & KIBNER STEPHEN TR   |  |  |  | 08/30/2019 | QS | 380,000 (220425) |  |              |  |  |  |
|   |  |  |  | 07/21/1994 | N  | 100 (134489)     |  |              |  |  |  |

| 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-23-209 | 09/22/2023 | 2             | ADDITIONS    | 65,000 |            |        | 0 0     |
| 07113    | 03/16/2007 | 4             | DETACH STRUC | 500    | 04/17/2008 | TL     | 100 100 |
| 980098   | 03/09/1998 | 1             | NEW CONSTRUC | 72,000 | 02/16/1999 | JS     | 100 100 |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 20,000   | 11   | 1.00  | 100     | 1.00     | 100 | 1.00 | 235,700 | 1.71 | A          | 1.00      | R05 | 1.00 |  | 185,010 |

| TOTAL   | 19,994 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | POC       | NOTE   | LAND     | 185,000 | 163,700 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 348,100 | 308,100 |          |         |          |
| N_Index | AVG       |        | DETACHED | 0       | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           | TOTAL  |          | 533,100 | 471,800 |          |         |          |

| TY  | QUAL | COND | DIM/NOTE      | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 10 0.90 8 X 8 | 2007 |       | 0.00      |       |



| BLDG COMMENTS |
|---------------|
|               |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/29/2010 | TL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/29/2010 | TL |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  | 6/29/2010 | TL |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

| YEAR BLT   | 1998  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|
| NET AREA   | 1,596 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | +   | BMU | N             | BSMT UNFINISHED | 1,045 |          | 40.51     | 42,336  |
| \$NLA(RCN) | \$260 | OVERALL    | 1.100 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | +   | BAS | L             | BASE AREA       | 1,045 | 1998     | 213.27    | 222,871 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A   | USF | L             | UPPER STORY FIN | 551   | 1998     | 122.25    | 67,358  |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | +   | OPA | N             | OPEN PORCH      | 479   |          | 65.38     | 31,319  |
|            |       |            |       | FLOOR COVER     | 3  | W/W CARPET     | 1.00 | C   | AGR | N             | ATT GARAGE      | 264   |          | 77.54     | 20,471  |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | E   | EPA | N             | ENCLOSED PORCH  | 172   |          | 81.98     | 14,101  |
|            |       |            |       | HEATING/COOLING | 9  | WARM-COOL AIR  | 1.03 | F11 | O   | FPL 1S 1OP    | 1               |       | 8,908.00 | 8,908     |         |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 | FIX | O   | XTRA FIXTURES | 3               |       | 2,366.07 | 7,098     |         |
|            |       |            |       | USE             | 0  |                | 1.00 |     |     |               |                 |       |          |           |         |

| TOTAL RCN      | 414,462    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | G          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 2003 / 19  |
| COND           | 16 16 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 16 % GD 84 |
| RCNLD          | \$348,100  |

