Key: 9161

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,370

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CAMPOSANO JON & CHRISTINE CAMPOSANO P O BOX 982 POCASSET, MA 02559-0982	43.1-158-0	22 VIRGINIA RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CAMPOSANO JON &	10/30/1997	QS	190,500	(146317)

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-22-490	08/04/2022	15	INSULATE/WEA	9,870			100	100
07697	11/19/2007	3	ALT/RENO	8,900	09/02/2008	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,420	11 1.00	100 1.00	100 1.00	424,260	2.58	A 1.00	R09 1.80			311,610

TOTAL	12,415 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	311,600	252,800
BUILDING	407,300	360,400
DETACHED	0	0
OTHER	0	0
TOTAL	**718,900**	**613,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	6 X 6			0.00	

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/2/2008	TL
LIST	1/24/2017	TL
REVIEW	1/24/2017	TL

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,764	DETAIL ADJ	1.000
$NLA(RCN)	$194	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	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	WDK	N	WOOD DECK	361		22.21	8,019
B	BMU	N	BSMT UNFINISHED	1,040		37.92	39,440
+	BAS	L	BASE AREA	1,724	1970	184.20	317,562
B	USF	L	UPPER STORY FIN	1,040	1970	108.13	112,452
C	CRL	N	BSMT CRAWL	684		26.72	18,274
D	OPA	N	OPEN PORCH	108		71.36	7,706
	BSF	N	BSMT SEMI-FIN	500		19.12	9,561
	F22	O	FPL 2S 2OP	1		9,589.80	9,590
	FIX	O	XTRA FIXTURES	6		2,214.85	13,289

TOTAL RCN	535,893

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		$407,300