Key: 9213

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,421

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TARANTINO ANTHONY P 7 ANDREA RD POCASSET, MA 02559	43.1-217-0	7 ANDREA RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TARANTINO ANTHONY P	05/11/2009	QS	340,000	(188510)
BREEN KEVIN J &	05/04/2005	QS	375,500	(176611)
ANTONELLIS PHILOMENIA	05/26/2004	A		(173128)

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-23-148	06/16/2023	9	DECK	20,000			0	0
19068	02/04/2019	15	INSULATE/WEA	600			100	100
15831	09/24/2015	2	ADDITIONS	35,000	07/06/2016	TL	100	100
10538	09/13/2010	3	ALT/RENO	8,800	11/29/2010		100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,700	11 1.00	100 1.00	100 1.00	424,260	2.22	A 1.00	R09 1.80			318,040

TOTAL	14,680 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

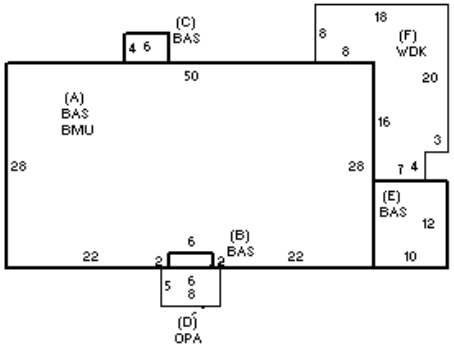
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	318,000	258,000
BUILDING	310,200	274,500
DETACHED	1,000	1,000
OTHER	0	0
TOTAL	**629,200**	**533,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	10 X 10		100	16.90	1,000

PHOTO 07/11/2016



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/6/2016	TL
LIST	7/6/2016	TL
REVIEW	5/18/2018	KT

YEAR BLT	1967	SIZE ADJ	1.010
NET AREA	1,544	DETAIL ADJ	1.000
$NLA(RCN)	$251	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	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	BMU	N	BSMT UNFINISHED	1,388		34.90	48,435
A	BAS	L	BASE AREA	1,388	1967	200.39	278,142
+	BAS	L	BASE AREA	156	2015	200.39	31,261
D	OPA	N	OPEN PORCH	40		89.00	3,560
F	WDK	N	WOOD DECK	292		28.29	8,261
	F11	O	FPL 1S 1OP	1		8,758.20	8,758
	FIX	O	XTRA FIXTURES	4		2,326.08	9,304

TOTAL RCN	387,722

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$310,200