

Key: 9214

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.422

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
STANTON PAUL & JANE 5 ANDREA ROAD POCASSET, MA 02559				43.1-218-0				5 ANDREA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
STANTON PAUL & JANE				10/25/2019	QS	530,000 (220930)					
WILDER CHRISTOPHER M				07/02/2004	QS	450,000 (173613)					
VIVEIROS JOSEPH L ETUX				12/13/1982	F	1 (90601)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11026	01/24/2011	1	NEW CONSTRUC		10/08/2013		100	100
10349	06/17/2010	9	DECK	8,500	10/08/2013		100	100
10350	06/17/2010	3	ALT/RENO	8,000	10/08/2013		100	100
10101	03/25/2010	3	ALT/RENO	25,000	10/08/2013		100	100
930425	08/20/1993	3	ALT/RENO	2,500	05/06/1994	JS	100	100

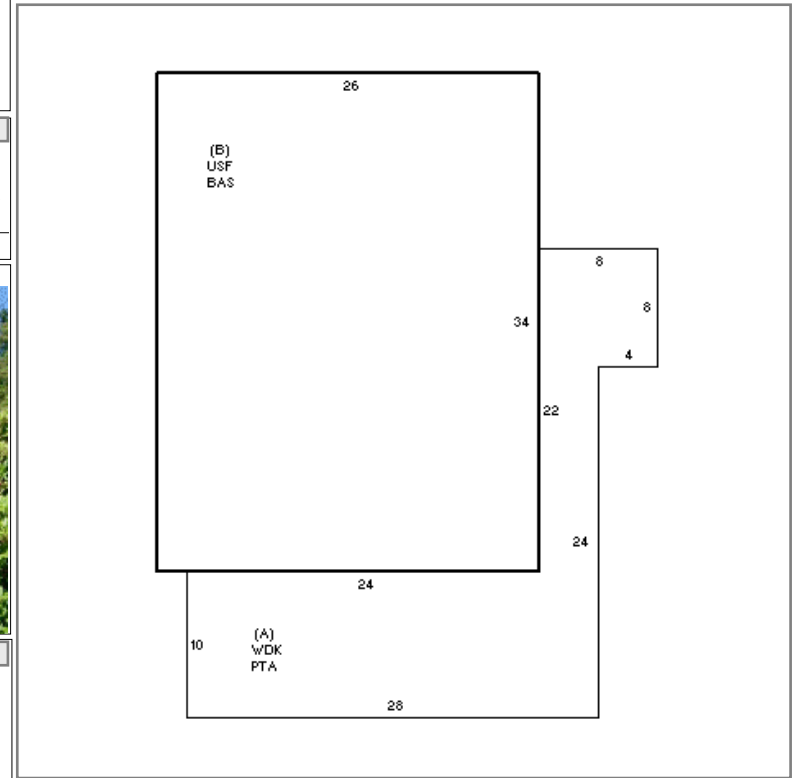
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,200	11	1.00	100	1.00	100	1.00	424,260	1.94	A	1.00	R09	1.80			325,110

TOTAL	17,206 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	325,100	263,800
Infl1	AVG		LAND BUILDING	336,700	297,900			
N_Index	AVG		DETACHED	2,800	2,600			
			OTHER	60,500	54,200			
					TOTAL	725,100	618,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	10 0.90	16 X 12		192	15.95	2,800

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2020	RP
MODEL	1		RESIDENTIAL	LIST	9/9/2020	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/9/2020	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1979	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	386,975		
NET AREA	1,768	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	PTA	N	PATIO	400		16.77	6,707				
\$NLA(RCN)	\$219	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	WDK	N	WOOD DECK	400		26.34	10,537				
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	884	1979	244.55	216,183		EXTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	884	1979	132.76	117,356		INTERIOR	G	
				FLOOR COVER	1	HARDWOOD	1.02		F12	O	FPL 1S 2OP	2		10,383.00	20,766		KITCHEN	A	
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	4		2,626.13	10,505		BATHS	A	
				HEATING/COOLING	2	HOT WATER	1.02		MST	O	MAS/METAL STACK	1		4,921.70	4,922		BATHS	A	
				FUEL SOURCE	2	GAS	1.00										HEAT	U	
				USE	0		1.00										ELECT	U	
																		EFF.YR/AGE	2006 / 16
																		COND	13 13 %
																		FUNC	0
																		ECON	0
																		DEPR	13 % GD 87
																		RCNLD	\$336,700

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TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

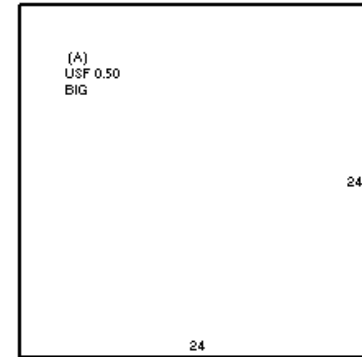
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	60,500	
Infl1					
N_Index					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/31/2016
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2020	RP
MODEL	1		RESIDENTIAL	LIST	9/9/2020	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	9/9/2020	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	65.092
NET AREA	288	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	576		66.41	38,251	CONDITION ELEM	CD
\$NLA(RCN)	\$226	OVERALL	0.770	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	288	2011	93.20	26,841	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00								INTERIOR	A
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	A
ROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.02									BATHS	A
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00									HEAT	A
BATHROOMS	1	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03									ELECT	A
FIXTURES	5	1.00		FUEL SOURCE	2	GAS	1.00										
GARAGE CAPACITY	2	1.00		USE	0		1.00										
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															

EFF.YR/AGE	2012 / 10	
COND	7	7 %
FUNC	0	
ECON	0	
DEPR	7	% GD 93
RCNLD		\$60,500