Key: 9260

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,477

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CAPUANO LOUIS J &	43.2-17-0	9 WING RD
GAIL D CAPUANO		
9 WING RD		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CAPUANO LOUIS J &	10/14/2020	QS	460,000	33359-61
DIONNE GLORIA A TRUSTEE O	01/12/2004	F	100	18117-170
GILMETTI GLORIA ANN	12/13/1990	XX		7383-153

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-22-70	02/08/2022	15	INSULATE/WEA	2,262			100	100
EXB-20-23	06/03/2020	3	ALT/RENO	4,800			100	100
		3	ALT/RENO		01/05/2020	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	10,800	11 1.00	100 1.00	100 1.00	271,055	2.92	A 1.00	R08 1.15			196,150

TOTAL	10,803 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

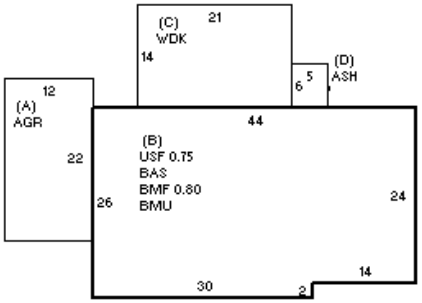
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	196,200	166,100
BUILDING	405,100	358,400
DETACHED	0	0
OTHER	0	0
TOTAL	**601,300**	**524,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L 0.90	A 0.75	8X10			0.00	

PHOTO 12/08/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/7/2018	TL
LIST	9/7/2018	EST
REVIEW	1/5/2020	TL

YEAR BLT	1966	SIZE ADJ	1.010
NET AREA	1,953	DETAIL ADJ	1.000
$NLA(RCN)	$241	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	80	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	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	AGR	N	ATT GARAGE	264		78.25	20,657
B	BMU	N	BSMT UNFINISHED	1,116		40.88	45,623
B	BMF	N	BSMT FINISH	893		38.91	34,749
B	BAS	L	BASE AREA	1,116	1966	215.21	240,178
B	USF	L	UPPER STORY FIN	837	1966	120.69	101,015
C	WDK	N	WOOD DECK	294		29.03	8,536
D	ASH	N	ATT SHED	30		27.88	836
	F21	O	FPL 2S 1OP	1		9,875.80	9,876
	FIX	O	XTRA FIXTURES	4		2,387.38	9,550

TOTAL RCN	471,019

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

EFF.YR/AGE	2005 / 17		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD			$405,100