Key: 9296

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,513

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PICCOLO JOSEPH & COLLEEN I C/O PICCOLO COLLEEN I PO BOX 324 POCASSET, MA 02559	43.2-54-0	5 WINDSONG CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PICCOLO COLLEEN I	06/14/2023	F	1	(215197)
PICCOLO JOSEPH & COLLEEN	01/18/2018	F	1	(215197)
PICCOLO JOSEPH & COLLEEN	01/18/2018	F	1	(215198)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

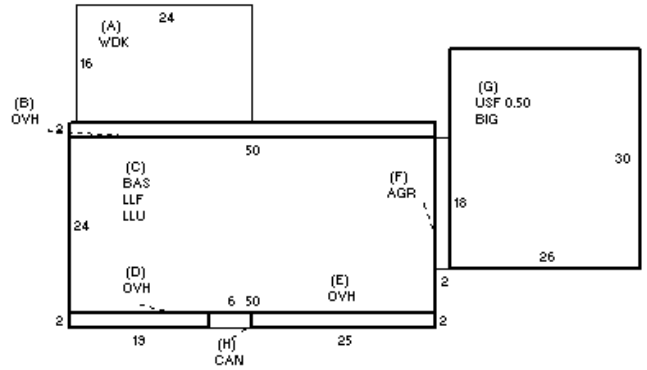
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02426	06/25/2002	4	DETACH.STRUC	46,000	07/01/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,210	11 1.00	100 1.00	100 1.00	271,055	1.46	A 1.00	R08 1.15			220,350

TOTAL	24,219 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	220,400	186,500
BUILDING	460,800	407,900
DETACHED	0	0
OTHER	0	0
TOTAL	**681,200**	**594,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 07/02/2004

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/26/2004	JS
LIST	7/26/2004	EST
REVIEW	7/14/2017	DB

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,978	DETAIL ADJ	1.000
$NLA(RCN)	$178	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	384		22.85	8,776
+	OVH	L	OVERHANG	188	1984	193.78	36,430
C	LLU	N	LOWER LEVEL UNF	1,200		34.28	41,138
C	LLF	L	LOWER LEVEL FIN	1,200	1984	58.34	70,011
C	BAS	L	BASE AREA	1,200	1984	205.40	246,484
F	AGR	N	ATT GARAGE	36		91.72	3,302
G	BIG	N	BUILT-IN GARAGE	780		78.91	61,551
G	USF	L	UPPER STORY FIN	390	2002	117.74	45,917
H	CAN	N	CANOPY	12		16.58	199
	F12	O	FPL 1S 2OP	1		9,009.40	9,009
	FIX	O	XTRA FIXTURES	3		2,278.73	6,836

TOTAL RCN	529,654
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	$460,800