Key: 9429

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,647

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CORNAGLIA JASON W 51 PENOBSCOT AVE POCASSET, MA 02559	43.3-144-0	51 PENOBSCOT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CORNAGLIA JASON W	12/05/2022	A	250,000	35520-343
CORNAGLIA FREDERIC J TR O	03/17/2003	F	1	16582-138
CORNAGLIA FREDERIC J ETUX	09/06/2002	F	100	15560-64

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

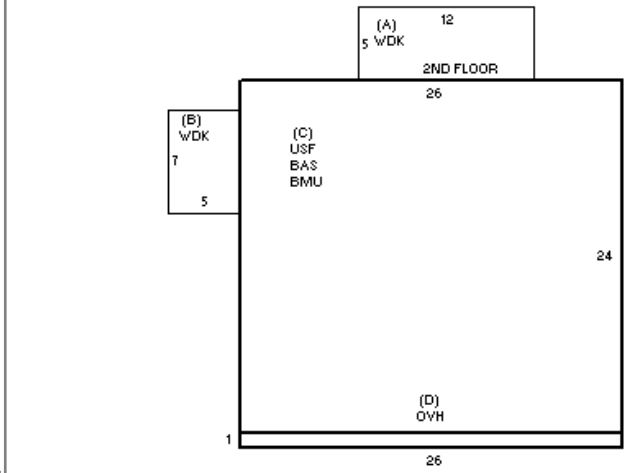
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18002	01/02/2018	3	ALT/RENO	1,125	05/07/2018	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	11 1.00	100 1.00	100 1.00	518,540	5.97	A 1.00	BA- 2.20			355,230

TOTAL	5,009 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	355,200	314,400
BUILDING	192,500	170,400
DETACHED	0	0
OTHER	0	0
TOTAL	**547,700**	**484,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/08/2018

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	5/7/2018	TL
LIST	5/7/2018	EST
REVIEW		

YEAR BLT	1980	SIZE ADJ	1.015
NET AREA	1,274	DETAIL ADJ	1.000
$NLA(RCN)	$187	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	10	VERT BOARD	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	95		44.66	4,243
C	BMU	N	BSMT UNFINISHED	624		46.72	29,154
C	BAS	L	BASE AREA	624	1980	209.37	130,645
C	USF	L	UPPER STORY FIN	624	1980	110.37	68,868
D	OVH	L	OVERHANG	26	1980	183.83	4,780

TOTAL RCN	237,689

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

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$192,500