

Key: 9519

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.743

CURRENT OWNER				PARCEL ID				LOCATION			
GIANCOLA SHEILA WAY & MICHAEL GIANCOLA II PO BOX 3 POCASSET, MA 02559-0003				43.3-249-0				9 CEDAR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIANCOLA SHEILA WAY &					X		11769-205				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,729	11	1.00	100 1.00	707,100	1.99	A	1.00	BG-	3.00	539,610

<b>TOTAL</b>	16,729 SF	<b>ZONING</b>	1	<b>FRNT</b>	0	<b>ASSESSED</b>	<b>CURRENT</b>	<b>PREVIOUS</b>	
Nbhd	POC	<b>NOTE</b>					LAND	539,600	477,600
Infl1	AVG		BUILDING	600,700	525,700	DETACHED	0	0	
N_Index	AVG		OTHER	0	0	<b>TOTAL</b>	<b>1,140,300</b>	<b>1,003,300</b>	

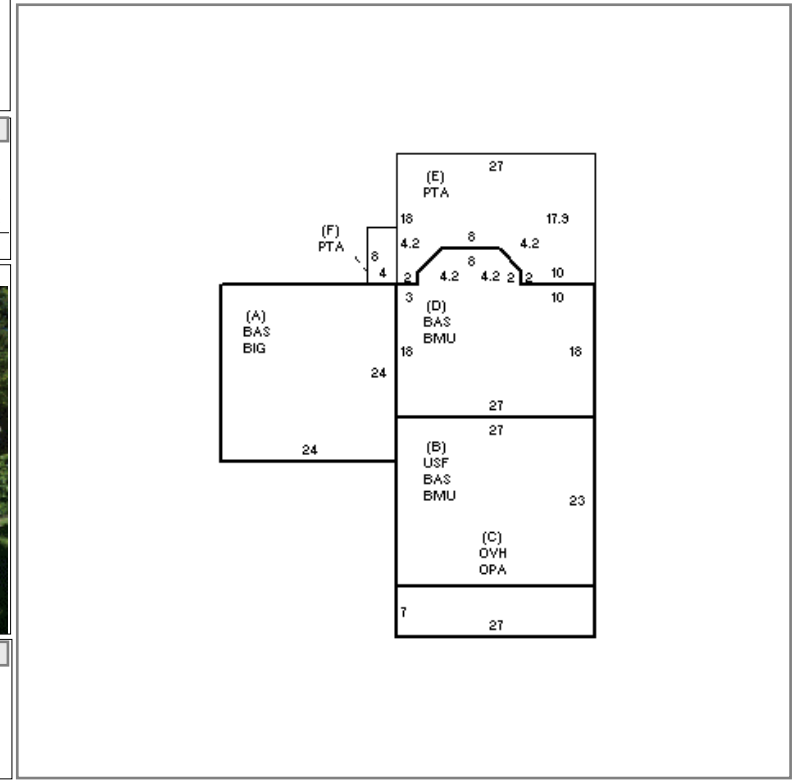
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/23/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/23/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/23/2023	SL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**

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	%
02021	01/17/2002	3	ALT/RENO	10,000	05/05/2003	TL	100	100
990546	09/20/1999	2	ADDITIONS	52,000	11/19/1999	MS	100	100
990293	05/27/1999	3	ALT/RENO	5,000	11/19/1999	MS	100	100
970286	06/06/1997	2	ADDITIONS	2,550	04/30/1998	JS	100	100
900197	05/03/1990	2	ADDITIONS	10,000	11/15/1991	HS	100	100



YEAR BLT	1936	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	674,964	
NET AREA	2,554	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	576		94.01	54,148		CONDITION ELEM	CD
\$NLA(RCN)	\$264	OVERALL	1.090	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,197	1936	212.36	254,198		EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,168		43.72	51,067		INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	621	1936	130.37	80,960		KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	189		78.37	14,811		BATHS	G
				INT. FINISH	2	DRYWALL	1.00	C	OVH	L	OVERHANG	189	1936	217.14	41,039		HEAT	U
				HEATING/COOLING	2	HOT WATER	1.02	D	BAS	L	BASE AREA	547	1999	212.36	116,162		ELECT	U
				FUEL SOURCE	2	GAS	1.00	+	PTA	N	PATIO	456		16.30	7,434			
				USE	0		1.00	BMG	O	BSMT GARAGE	2			8,546.45	17,093		EFF.YR/AGE	2008 / 14
								F21	O	FPL 2S 1OP	1			10,562.00	10,562		COND	11 11 %
								FIX	O	XTRA FIXTURES	5			2,553.40	12,767		FUNC	0
								JAC	O	JACUZZI	1			14,723.70	14,724		ECON	0
																	DEPR	11 % GD 89
																	RCNLD	\$600,700