

Key: 9521

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.745

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GIANCOLA MICHAEL S & SHEILA W GIANCOLA PO BOX 3 POCASSET, MA 02559				43.3-251-0				45 BELL BUOY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIANCOLA MICHAEL S & WHITCOMB RALPH O & EVELYN				10/24/2005	QS	810,000	20392-193				
WHITCOMB RALPH &				12/16/2004	F	10	19349-239				
					XX		02371-0098				

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	%
B-22-104	06/13/2022	1	NEW CONSTRUC	2,367,601	06/22/2023	SL	45	55
D-22-3	01/14/2022	5	DEMOLITIONS	3,000	11/08/2022	TL	100	100
H672	07/21/2020	1	NEW CONSTRUC		03/14/2022	TL	100	100
16842F	10/09/2019	1	NEW CONSTRUC				100	100
16842-E	04/24/2019	1	NEW CONSTRUC		06/06/2019	RP	100	100

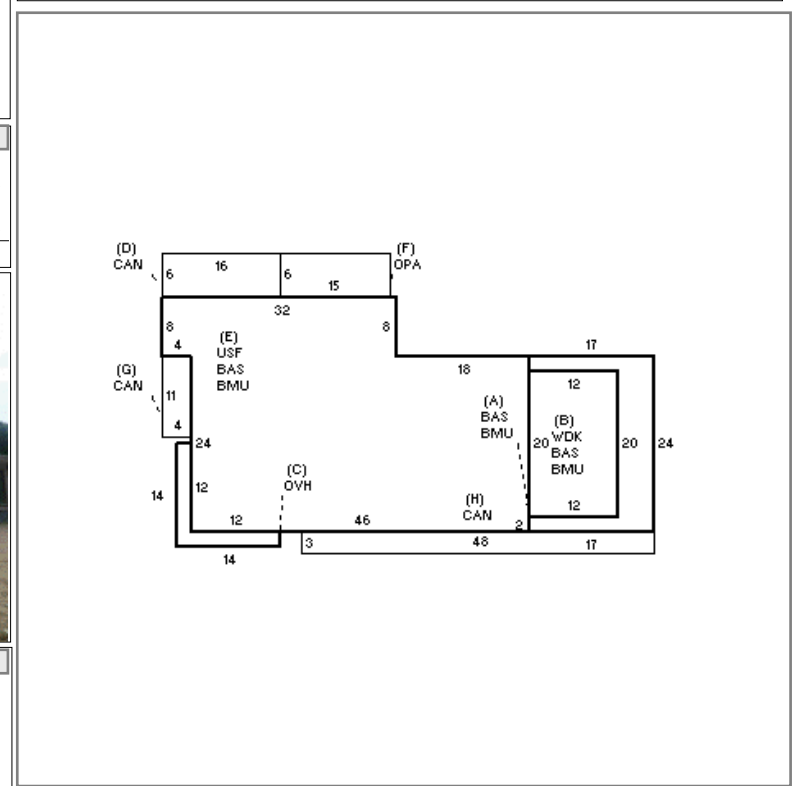
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	25,000	11	1.00	100	1.00	100	1.00	942,800	1.43	A	1.00	HCE	4.00			771,440

TOTAL	25,000 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	771,400	768,100			
Infl1	AVG		BUILDING	408,900	0			
N_Index	AVG		DETACHED	0	18,100			
			OTHER	68,200	0			
			TOTAL	1,248,500	786,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/10/2023	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/22/2023	SL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2023	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,180	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,768		39.27	69,429
\$NLA(RCN)	\$234	OVERALL	1.210	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,768	2023	234.56	414,707
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	240		34.30	8,232
				ROOF COVER	2	WOOD SHINGLES	1.02	C	OVH	L	OVERHANG	52	2023	239.83	12,471
				FLOOR COVER	1	HARDWOOD	1.02	D	CAN	N	CANOPY	96		16.84	1,617
				INT. FINISH	1	PLASTER	1.00	E	USF	L	UPPER STORY FIN	1,360	2023	137.69	187,257
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F	OPA	N	OPEN PORCH	90		95.18	8,566
				FUEL SOURCE	2	GAS	1.00	G	CAN	N	CANOPY	44		18.06	795
				USE	0		1.00	H	CAN	N	CANOPY	144		16.26	2,341
									F23	O	FPL 2S 3OP	1		12,742.80	12,743
									FIX	O	XTRA FIXTURES	9		2,820.27	25,382

TOTAL RCN	743,540
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	45 uc
ECON	0
DEPR	45 % GD 55
RCNLD	\$408,900

Key: 9521

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.746

LEGAL

LAND

DETACHED

BUILDING

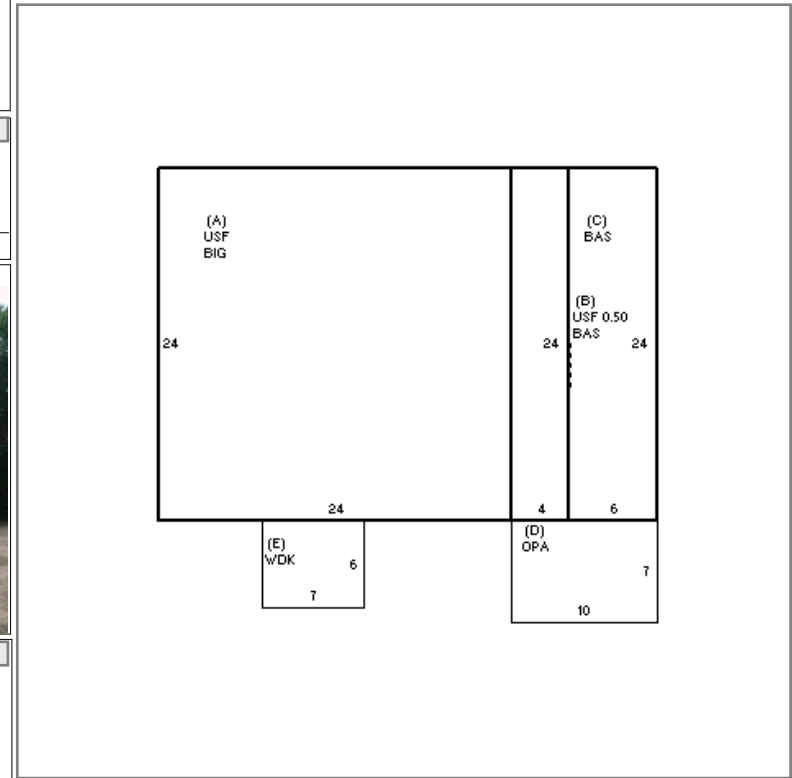
CURRENT OWNER						PARCEL ID		LOCATION			
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						TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

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	%

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	68,200	
Infl1					
N_Index					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	6/22/2023	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	7/5/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2023	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	151,535		
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	576		68.62	39,523	CONDITION ELEM	CD		
\$NLA(RCN)	\$175	OVERALL	0.780	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	624	2023	95.16	59,380	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	240	2023	190.03	45,607	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	70		67.07	4,695	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	E	WDK	N	WOOD DECK	42		55.47	2,330	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	8	HEAT PUMP	1.04									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	2022 / 0
																		COND	0 0 %
																		FUNC	55 uc
																		ECON	0
																		DEPR	55 % GD 45
																		RCNLD	\$68,200