

Key: 9549

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.772

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| CONEFREY VIRGINIA D C/O CONEFREY VIRGINIA D 82 PROSPECT AVE POCASSET, MA 02559 | | | | 43.4-3-0 | | | | 82 PROSPECT AVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CONEFREY VIRGINIA D | | | | 01/19/2023 | F | | 1 35600-87 | | | | |
| CONEFREY VIRGINIA D | | | | 06/17/1998 | QS | 117,500 | 11507-325 | | | | |

| 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-20-59 | 06/19/2020 | 15 | INSULATE/WEA | 5,013 | | | 100 | 100 |
| 17788 | 09/26/2017 | 9 | DECK | 3,500 | 05/18/2018 | TL | 100 | 100 |
| 17757 | 09/18/2017 | 3 | ALT/RENO | 17,525 | | | 100 | 100 |
| 14923 | 10/29/2014 | 3 | ALT/RENO | 12,800 | | | 100 | 100 |
| 13791 | 11/13/2013 | 3 | ALT/RENO | 18,000 | | | 100 | 100 |

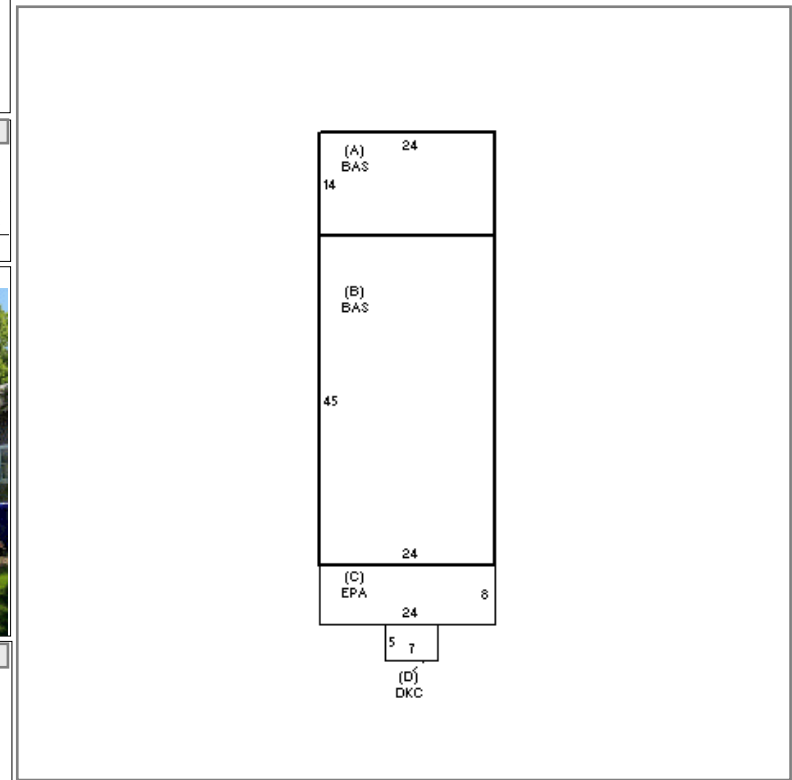
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---------|-----|-----------|----------|---------|----------|----------|----------|---------|----------|-----|------------|-----------|
| 100 | S | 12,624 | 11 | 1.00 | 100 1.00 | 518,540 | 2.54 | A | 1.00 | BA- | 2.20 | 381,550 |
| TOTAL | | 12,632 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS | | | |
| Nbhd | POC | NOTE | LAND | 381,600 | 337,700 | | | | | | | |
| Infl1 | AVG | | BUILDING | 288,200 | 255,000 | | | | | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | | | | | |
| | | | OTHER | 0 | 0 | | | | | | | |
| TOTAL | | | | 669,800 | 592,700 | | | | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|------|-------|-----------|-------|
| SHF | A | 1.00 10 0.90 | 8 X 10 | 2011 | | 0.00 | |



BLDG COMMENTS

| | | | | | | |
|----------|----|------|-------------------|---------|-----------|----|
| BUILDING | CD | ADJ | DESC | MEASURE | 2/23/2012 | TL |
| MODEL | 1 | | RESIDENTIAL | LIST | 2/23/2012 | TL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 5/18/2018 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1946 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 335,077 | |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|-----------------|----------------|-------|----------|-----------|---------|----------------|---------|--|
| NET AREA | 1,416 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BAS | L | BASE AREA | 336 | 2011 | 189.93 | 63,817 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$237 | OVERALL | 1.020 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | BAS | L | BASE AREA | 1,080 | 1946 | 189.93 | 205,125 | EXTERIOR | G | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | EPA | N | ENCLOSED PORCH | 192 | | 76.40 | 14,668 | INTERIOR | A | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | D | DKC | N | DECK-COMPOSITE | 35 | | 65.02 | 2,276 | KITCHEN | A | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | BMU | N | BSMT UNFINISHED | 540 | | 47.66 | 25,735 | BATHS | A | | |
| | | | | INT. FINISH | 5 | OTHER | 1.00 | F11 | O | FPL 1S 1OP | 1 | | 8,301.00 | 8,301 | HEAT | U | | |
| | | | | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | FIX | O | XTRA FIXTURES | 5 | | 2,204.78 | 11,024 | ELECT | A | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | MST | O | MAS/METAL STACK | 1 | | 4,131.90 | 4,132 | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | |
| STORIES | | 1 | 1.00 | | | | | | | | | | | | | | | |
| ROOMS | | 5 | 1.00 | | | | | | | | | | | | | | | |
| BEDROOMS | | 2 | 1.00 | | | | | | | | | | | | | | | |
| BATHROOMS | | 2 | 1.00 | | | | | | | | | | | | | | | |
| FIXTURES | | 10 | 1.00 | | | | | | | | | | | | | | | |
| GARAGE CAPACITY | | 0 | 1.00 | | | | | | | | | | | | | | | |
| % BSMT FINISH | | 0 | 1.00 | | | | | | | | | | | | | | | |
| # OF HALF BATHS | | 0 | 1.00 | | | | | | | | | | | | | | | |
| # OF UNITS | | 1 | 1.00 | | | | | | | | | | | | | | | |
| EFF. YR/AGE | | 2005 / 17 | | | | | | | | | | | | | | | | |
| COND | | 14 | 14 % | | | | | | | | | | | | | | | |
| FUNC | | 0 | | | | | | | | | | | | | | | | |
| ECON | | 0 | | | | | | | | | | | | | | | | |
| DEPR | | 14 | % GD | 86 | | | | | | | | | | | | | | |
| RCNLD | | | | \$288,200 | | | | | | | | | | | | | | |