

Key: 9560

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.783

LEGAL

LAND

DETACHED

BUILDING

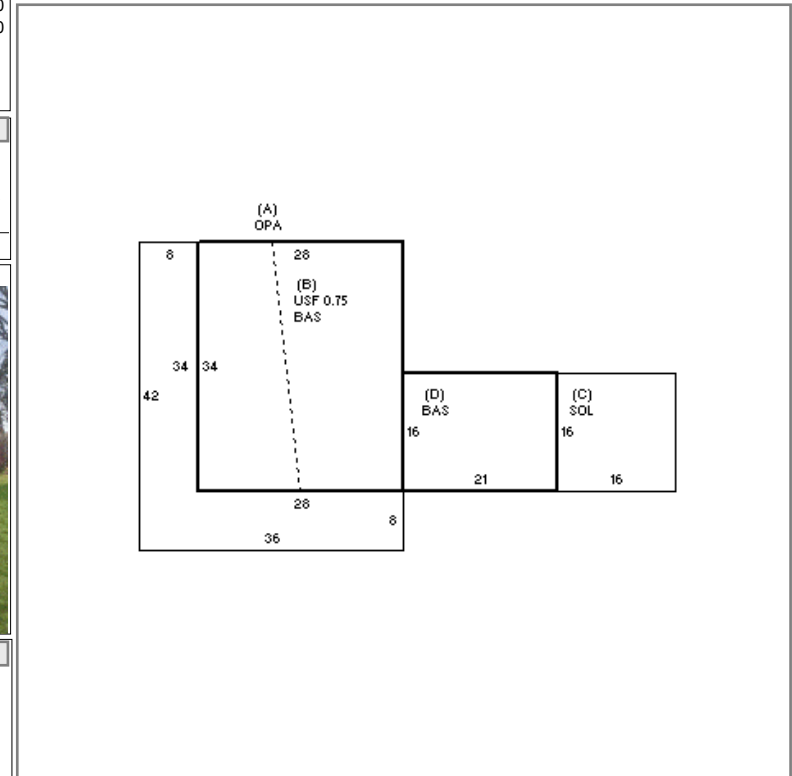
CURRENT OWNER		PARCEL ID	LOCATION	
PUOPOLO ANDREW J & CASSONDRA J PUOPOLO 955 SHORE RD POCASSET, MA 02559		43.4-17-0	955 SHORE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE
PUOPOLO ANDREW J & POUPOLO ANDREW, C FUNK.		12/21/2021	F	100
BUNDOCK MAUREE G TRS MAUR		10/02/2020	O	675,000
		02/03/2020	F	1
				BK-PG (Cert)
				34770-59
				33325-88
				32665-128

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-21-150	04/15/2021	4	DETACH.STRUC	100,000	03/22/2022	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	247,485	1.00	A	1.00	R06	1.05		227,210
200	A	0.918	11	1.00	100	1.00	100	1.00	98,910	1.00	A	1.00	R06	1.05		90,800
300	A	0.334	11	1.00	100	1.00	100	1.00	17,115	1.00	A	1.00	R06	1.05		5,720

TOTAL	2.168 Acres	ZONING	1	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	PER PL BK 691 PG 40 DATED 7/19/2021 SQFT CHANGE			LAND	323,700	286,500
Infl1	AVG		BUILDING	442,900	392,000			
N_Index	AVG		DETACHED	8,400	8,000			
			OTHER	76,400	67,600			
						TOTAL	851,400	754,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	23X19		437 38.49	8,400



BUILDING	CD	ADJ	DESC	MEASURE	8/20/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/17/2021	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	3/22/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1790	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	527,311	
NET AREA	2,002	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	OPA	N	OPEN PORCH	560		77.01	43,125	CONDITION ELEM	CD	
\$NLA(RCN)	\$263	OVERALL	1.240	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,288	1790	245.98	316,818	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	714	1790	142.28	101,588	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	SOL	N	SOLARIUM	256		112.84	28,888	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.02		CPC	O	CAPE CELLAR	1		4,940.90	4,941	BATHS	A	
				INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		11,526.70	11,527	HEAT	U	
				HEATING/COOLING	1	FORCED AIR	1.00		F22	O	FPL 2S 2OP	1		12,065.80	12,066	ELECT	U	
				FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	3		2,786.70	8,360			
				USE	0		1.00											
				CAPACITY		UNITS	ADJ											
STORIES		1.75		1.00														
ROOMS		7		1.00														
BEDROOMS		4		1.00														
BATHROOMS		2		1.00														
FIXTURES		8		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	2003 / 19	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$442,900	

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Town of Bourne - Fiscal Year 2024

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
PUOPOLO ANDREW J & CASSONDRA J PUOPOLO		43.4-17-0	955 SHORE RD	
955 SHORE RD		TRANSFER HISTORY	DOS	T
POCASSET, MA 02559			SALE PRICE	BK-PG (Cert)


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE DWELLING				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

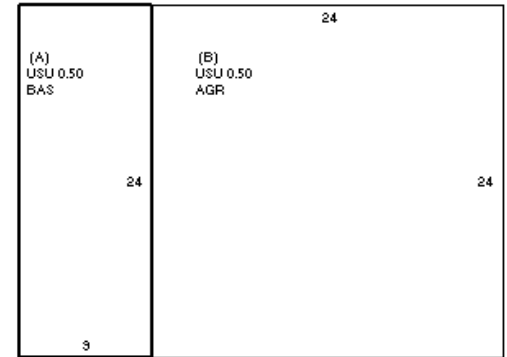
LAND

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	76,400	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/20/2021
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2022	TL
MODEL	1		RESIDENTIAL	LIST	3/22/2022	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	76.394
NET AREA	216	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	216	2021	164.16	35,458		
\$NLA(RCN)	\$354	OVERALL	0.720	EXT COVER	1	WOOD SHINGLE	1.02	+	USU	N	UPPER STORY UNF	396		35.41	14,022		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	576		46.73	26,914		
				ROOF COVER	1	ASPH/COMP SHIN	1.00										
				FLOOR COVER	7	CONCRETE	1.00										
				INT. FINISH	1	PLASTER	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.5	1.00														
ROOMS		2	1.00														
BEDROOMS		0	1.00														
BATHROOMS		0	1.00														
FIXTURES		0	1.00														
GARAGE CAPACITY		1	1.00														
% BSMT FINISH		0	1.00														
# OF HALF BATHS		0	1.00														
# OF UNITS		1	1.00														

TOTAL RCN	76.394
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$76,400