Key: 9570

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,793

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KAPSAMBELIS CHRISTOS B & EVANGELINE D KAPSAMBELIS PO BOX 3165 POCASSET, MA 02559	43.4-26-0	66 PROSPECT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KAPSAMBELIS CHRISTOS B & KAPSAMBELIS CHRISTOS B	03/17/2022	F XX	10	34980-161 01510-0396

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

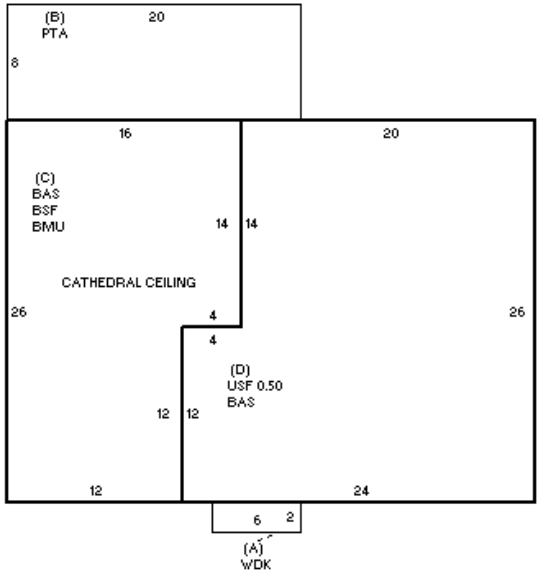
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05799	11/14/2005	3	ALT/RENO	4,969	03/16/2006	TL	100	100
940554	11/07/1994	3	ALT/RENO	2,000	05/04/1995	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	11 1.00	100 1.00	100 1.00	518,540	4.08	A 1.00	BA- 2.20			363,860

TOTAL	7,492 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	363,900	322,000
BUILDING	219,600	194,400
DETACHED	0	0
OTHER	0	0
TOTAL	**583,500**	**516,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 8			0.00	

PHOTO 03/18/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/18/2003	TL
LIST	3/18/2003	TL
REVIEW	3/18/2003	TL

YEAR BLT	1974	SIZE ADJ	1.015
NET AREA	1,220	DETAIL ADJ	1.000
$NLA(RCN)	$234	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	12		75.32	904
B	PTA	N	PATIO	160		15.04	2,407
C	BMU	N	BSMT UNFINISHED	368		65.42	24,075
C	BSF	N	BSMT SEMI-FIN	368		26.13	9,616
+	BAS	L	BASE AREA	936	1974	211.34	197,817
D	USF	L	UPPER STORY FIN	284	1974	117.27	33,304
	CPC	O	CAPE CELLAR	1		4,024.30	4,024
	F11	O	FPL 1S 1OP	1		8,545.20	8,545
	FIX	O	XTRA FIXTURES	2		2,269.50	4,539

TOTAL RCN	285,231
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	$219,600