Key: 9627

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,852

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RONDINONE BETH E & JOSEPH R RONDINONE 985 SHORE RD POCASSET, MA 02559	43.4-93-0	985 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RONDINONE BETH E &	10/02/2020	QS	372,000	33327-131
ALLEY SANDRA	09/26/2013	QS	303,000	27718-9
BORGATTI RANDALL J ETUX	02/25/2002	QS	220,000	14854-329

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

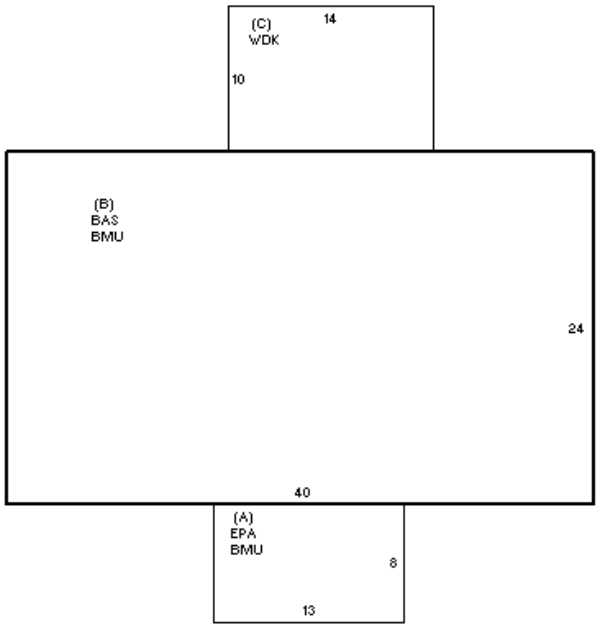
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-212	04/13/2023	3	ALT/RENO	1,500			0	0
EXB-20-351	10/13/2020	3	ALT/RENO	20,000	04/14/2021	TL	100	100
		12	CYCLICAL		04/20/2018		100	100
16273	04/19/2016	3	ALT/RENO	14,389	06/30/2016		100	100
15539	07/07/2015	4	DETACH.STRUC	800			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	11 1.00	100 1.00	100 1.00	424,260	3.13	A 1.00	R09 1.80			304,770

TOTAL	10,019 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	304,800	247,300
BUILDING	255,200	225,800
DETACHED	0	0
OTHER	0	0
TOTAL	**560,000**	**473,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 8			0.00	

PHOTO 12/08/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/14/2021	TL
LIST	4/14/2021	EST
REVIEW	4/14/2021	TL

YEAR BLT	1955	SIZE ADJ	1.020
NET AREA	960	DETAIL ADJ	1.000
$NLA(RCN)	$302	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,064		36.08	38,388
A	EPA	N	ENCLOSED PORCH	104		81.40	8,465
B	BAS	L	BASE AREA	960	1955	196.20	188,354
C	WDK	N	WOOD DECK	140		39.10	5,473
	BMF	N	BSMT FINISH	960		34.34	32,967
	F11	O	FPL 1S 1OP	1		7,933.00	7,933
	FIX	O	XTRA FIXTURES	3		2,107.10	6,321
	FIX	O	XTRA FIXTURES	1		2,107.40	2,107

TOTAL RCN	290,009
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$255,200