

Key: 9726

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.961

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BIBBO ALBERT B & ELEANOR BIBBO 1 FAIRWAY CIRCLE POCASSET, MA 02559				44.1-13-0				1 FAIRWAY CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BIBBO ALBERT B & BIBBO ALBERT B				07/29/2016	F	100	(210270)				
BIBBO ALBERT B				06/25/2015	F		(85553)				
BIBBO ALBERT B				05/22/1981	QS	107,300	(85553)				

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	%
10654	11/02/2010	3	ALT/RENO	9,000	12/10/2010		100	100
930399	08/05/1993	3	ALT/RENO	5,000	05/19/1994	JS	100	100

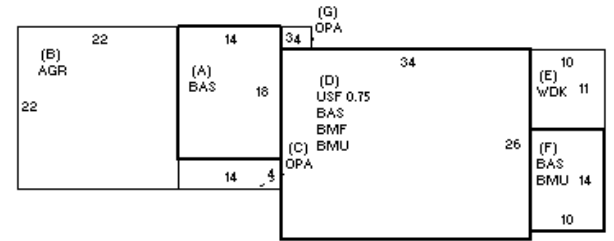
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	24,038	11	1.00	100	1.00	100	1.00	271,055	1.47	A	1.00	R08	1.15			220,040

TOTAL	24,045 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N ALSO OWNS CONTIGUOUS PARCELS 12.01 & 14 WHICH ARE UNBUILDABLE WITHOUT A NEW PLAN				LAND	220,000	186,300
Infl1	AVG					BUILDING	370,300	327,700
N_Index	AVG					DETACHED	1,800	1,700
						OTHER	0	0
						TOTAL	592,100	515,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	20 0.80	10 X 14		140	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	10/31/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/2/2023	SL
STYLE	4	1.05	CAPE [100%]	REVIEW	11/2/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1965	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,939	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,276	1965	210.75	268,913
\$NLA(RCN)	\$251	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	AGR	N	ATT GARAGE	484		69.29	33,537
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	68		85.91	5,842
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,024		40.88	41,862
				FLOOR COVER	1	HARDWOOD	1.02	D	BMF	N	BSMT FINISH	884		38.91	34,399
				INT. FINISH	1	PLASTER	1.00	D	USF	L	UPPER STORY FIN	663	1965	121.90	80,820
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	110		44.30	4,873
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,875.80	9,876
				USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,387.57	7,163

TOTAL RCN	487,284	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			A
EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			\$370,300