

Key: 9748

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.982

LEG
AL
LAND

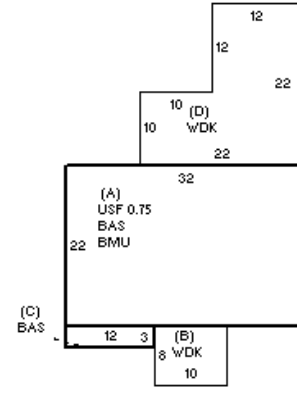
CURRENT OWNER				PARCEL ID				LOCATION			
TRUBIANO TERESA MARIE 15 HORNE AVE POCASSET, MA 02559				44.1-42-0				15 HORNE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TRUBIANO TERESA MARIE				10/26/2022	QS	468,000	35447-229				
MAIOLINI TONY ETUX				09/20/2016	QS	279,000	29943-277				
FIUMARA JOHN J				09/14/2007	QS	250,000	22336-312				

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-23-443	07/25/2023	15	INSULATE/WEA	1,896			100	100
930253	05/25/1993	4	DETACH.STRUC	500	12/02/1994	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,700	11	1.00	100	1.00	100	1.00	282,840	3.22	A	1.00	PAV	1.20			202,620

TOTAL	9,714 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	202,600	179,300			
Infl1	AVG		BUILDING	245,200	214,200			
N_Index	AVG		DETACHED	1,800	1,400			
			OTHER	0	0			
			TOTAL	449,600	394,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10 X 12		120	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	9/29/2022	TL
MODEL	1		RESIDENTIAL	LIST	9/29/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/24/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1981	SIZE ADJ	1.015
NET AREA	1,268	DETAIL ADJ	1.000
\$NLA(RCN)	\$245	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	4		1.00
BEDROOMS	2		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

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	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	704		49.06	34,537
A	USF	L	UPPER STORY FIN	528	1981	117.27	61,917
+	WDK	N	WOOD DECK	444		22.76	10,108
+	BAS	L	BASE AREA	740	1981	219.84	162,678
	BMF	N	BSMT FINISH	400		62.27	24,909
	F21	O	FPL 2S 10P	1		9,388.20	9,388
	FIX	O	XTRA FIXTURES	3		2,269.70	6,809

TOTAL RCN	310,345	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		G
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1998 / 24	
COND	21 21 %	
FUNC	0	
ECON	0	
DEPR	21 % GD 79	
RCNLD	\$245,200	