

Key: 9780

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.014

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CURRENT OWNER				PARCEL ID				LOCATION			
BUCCHIANERI NANCI 12 MARJORIE AVE POCASSET, MA 02559				44.1-78-0				12 MARJORIE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BUCCHIANERI NANCI				12/19/2022	F	1	35551-60				
BUCCHIANERI NANCI &				12/19/2022	F	1	35551-56/58				
BUCCHIANERI NANCI & KENNE				07/18/2019	F	1	32162-315				

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-22-828	12/07/2022	3	ALT/RENO	8,600			100	100
19512	06/11/2019	3	ALT/RENO	4,922	09/04/2019	TL	100	100
19287	04/17/2019	3	ALT/RENO	4,950	09/04/2019	TL	100	100
16771	09/13/2016	3	ALT/RENO	8,054			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	8,000	11	1.00	100	1.00	100	1.00	282,840	3.84	A	1.00	PAV	1.20				199,410

TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	199,400	176,500			
Infl1	AVG		BUILDING	187,300	165,800			
N_Index	AVG		DETACHED	1,100	1,500			
			OTHER	0	0			
			TOTAL	387,800	343,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	14 X 10		140	16.42	1,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/8/2021	RP
MODEL	1		RESIDENTIAL	LIST	1/8/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	1/8/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	892	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	220		63.87	14,051
\$NLA(RCN)	\$250	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	892	1956	206.32	184,034
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	192		36.39	6,987
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	CRL	N	BSMT CRAWL	672		26.73	17,960
				FLOOR COVER	2	SOFTWOOD	1.02								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	9	WARM-COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	223,033
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$187,300

