

Key: 9927

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.160

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CARAFOLI JONATHAN M ETUX DEBRA M CARAFOLI 29 MERCURY AVE POCASSET, MA 02559				44.2-88-0				29 MERCURY AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARAFOLI JONATHAN M ETUX				06/22/2007	F	1	22132-209				
CARAFOLI JONATHAN &				03/08/2002	A	76,000	14902-68				
CARAFOLI RICHARD				11/14/2001	QS	76,000	14442-199				

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	%
01661	10/17/2001	1	NEW CONSTRU	86,000	02/04/2003	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,000	11	1.00	100	1.00	100	1.00	282,840	1.71	A	1.00	PAV	1.20			222,010

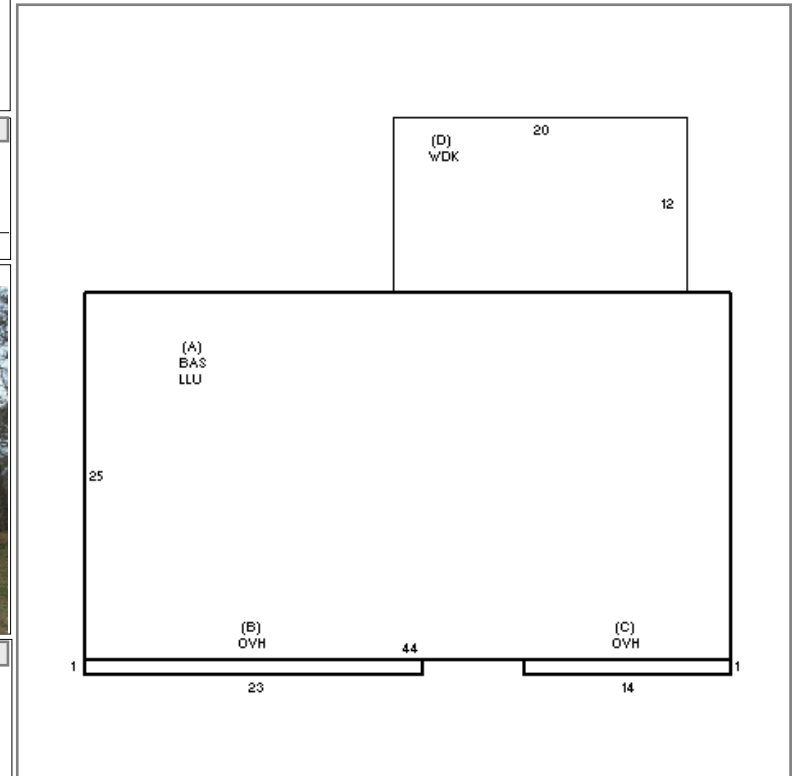
TOTAL	19,994 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	222,000	196,500			
Infl1	AVG		BUILDING	269,500	238,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	491,500	435,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/4/2003	TL
MODEL	1		RESIDENTIAL	LIST	2/4/2003	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.010
NET AREA	1,687	DETAIL ADJ	1.000
\$NLA(RCN)	\$188	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
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	LLU	N	LOWER LEVEL UNF	1,100		32.36	35,595
A	BAS	L	BASE AREA	1,100	2002	193.89	213,275
+	OVH	L	OVERHANG	37	2002	182.92	6,768
D	WDK	N	WOOD DECK	240		26.16	6,278
	LLF	L	LOWER LEVEL FIN	550	2002	62.32	34,277
	BMG	O	BSMT GARAGE	2		7,199.30	14,399
	FIX	O	XTRA FIXTURES	3		2,150.97	6,453

TOTAL RCN	317,045
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85

RCNLD	\$269,500
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