Key: 10014

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,245

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARSALA PAUL M **4 ACORN CIR** **POCASSET, MA 02559**	**44.3-41-0**	**4 ACORN CIR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARSALA PAUL M	11/22/2021	QS	499,000	(228331)
COVINO SHARON S	08/27/2003	QS	315,000	(170350)
DEMPSEY ROSE E	11/13/2002	N		(154063)

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

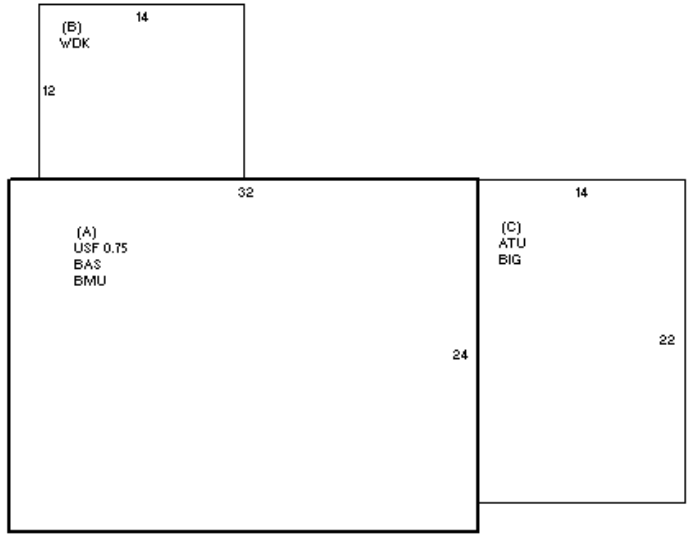
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-500	08/08/2023	6	FENCE	7,500			100	100
EXB-21-936	12/20/2021	15	INSULATE/WEA	2,706			100	100
EXB-21-887	12/02/2021	3	ALT/RENO	16,960			100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,163	14 1.00	100 1.00	100 1.00	247,485	1.30	A 1.00	R05 1.05			207,710

TOTAL	28,183 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	207,700	183,800
BUILDING	279,900	250,900
DETACHED	0	0
OTHER	0	0
TOTAL	**487,600**	**434,700**



DETACHED

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

PHOTO 02/16/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/18/2021	RP
LIST	8/18/2021	EST
REVIEW	2/16/2022	TL

YEAR BLT	1988	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$267	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	1	WOOD SHINGLE	1.02
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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		51.86	39,829
A	BAS	L	BASE AREA	768	1988	232.40	178,482
A	USF	L	UPPER STORY FIN	576	1988	123.97	71,406
B	WDK	N	WOOD DECK	168		39.41	6,620
C	BIG	N	BUILT-IN GARAGE	308		99.76	30,725
C	ATU	N	ATTIC UNF	308		47.62	14,667
	F21	O	FPL 2S 1OP	1		9,924.70	9,925
	FIX	O	XTRA FIXTURES	3		2,399.40	7,198

TOTAL RCN	358,852

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$279,900