Key: 10021

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,252

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCNALLY DAWN & ROBERT M MCNALLY 90 LAKE DR POCASSET, MA 02559	44.4-3-0	90 LAKE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCNALLY DAWN &	10/04/2018	F	1	31575-1
DAVIS SONYA	07/18/2003	X		17285-76
DAVIS SONYA	02/21/2003	F	10	16426-291

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

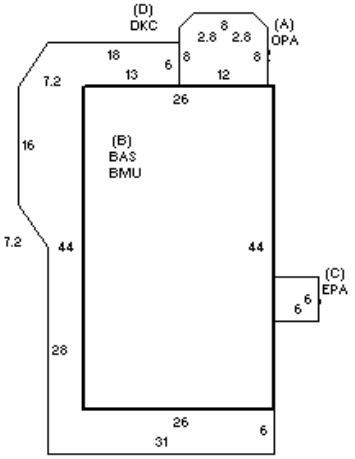
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19877	09/23/2019	3	ALT/RENO	13,946	04/16/2021		100	100
18324	04/25/2018	3	ALT/RENO	1,500			100	100
09153	04/28/2009	9	DECK	7,200	02/25/2015		100	100
04645	08/25/2004	9	DECK	900	10/18/2004	TL	100	100
900540	10/03/1990	6	FENCE	20	10/21/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,140	11 1.00	100 1.00	100 1.00	341,765	1.77	A 1.00	PEX 1.45			266,310

TOTAL	19,123 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	POND FRONT		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	266,300	235,700
BUILDING	249,100	220,400
DETACHED	0	0
OTHER	0	0
TOTAL	**515,400**	**456,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/18/2004

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/5/2018	TL
LIST	7/5/2018	EST
REVIEW	7/5/2018	TL

YEAR BLT	1978	SIZE ADJ	1.015
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$283	OVERALL	0.980

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	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	116		68.25	7,917
B	BMU	N	BSMT UNFINISHED	1,144		36.27	41,495
B	BAS	L	BASE AREA	1,144	1978	190.95	218,445
C	EPA	N	ENCLOSED PORCH	36		113.98	4,103
D	DKC	N	DECK-COMPOSITE	602		61.72	37,154
	F11	O	FPL 1S 1OP	1		7,975.50	7,976
	FIX	O	XTRA FIXTURES	3		2,118.37	6,355

TOTAL RCN	323,445

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$249,100