

Key: 10097

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.333

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| MANNING JOHN J III ETUX VICKIE E MANNING 1035 SHORE RD POCASSET, MA 02559 | | | | 47.0-4-0 | | | | 1035 SHORE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MANNING JOHN J III ETUX | | | | 09/19/2007 | QS | 280,000 | 22346-116 | | | | |
| SWIFT TERRY L & | | | | 01/20/2006 | F | 1 | 20669-246 | | | | |
| SWIFT TERRY L EXEC | | | | 01/20/2006 | N | | 20669-245 | | | | |

| 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 | % |
| B-22-120 | 04/14/2022 | 9 | DECK | 48,000 | | | | 0 |
| EXB-21-733 | 10/11/2021 | 15 | INSULATE/WEA | 1,771 | | | | 100 |
| 18552 | 06/27/2018 | 2 | ADDITIONS | 65,000 | 04/12/2019 | TL | | 100 |
| 13499 | 08/01/2013 | 4 | DETACH.STRUC | 19,000 | 02/03/2015 | | | 100 |
| 09231 | 06/03/2009 | 2 | ADDITIONS | 29,730 | 04/29/2010 | TL | | 100 |

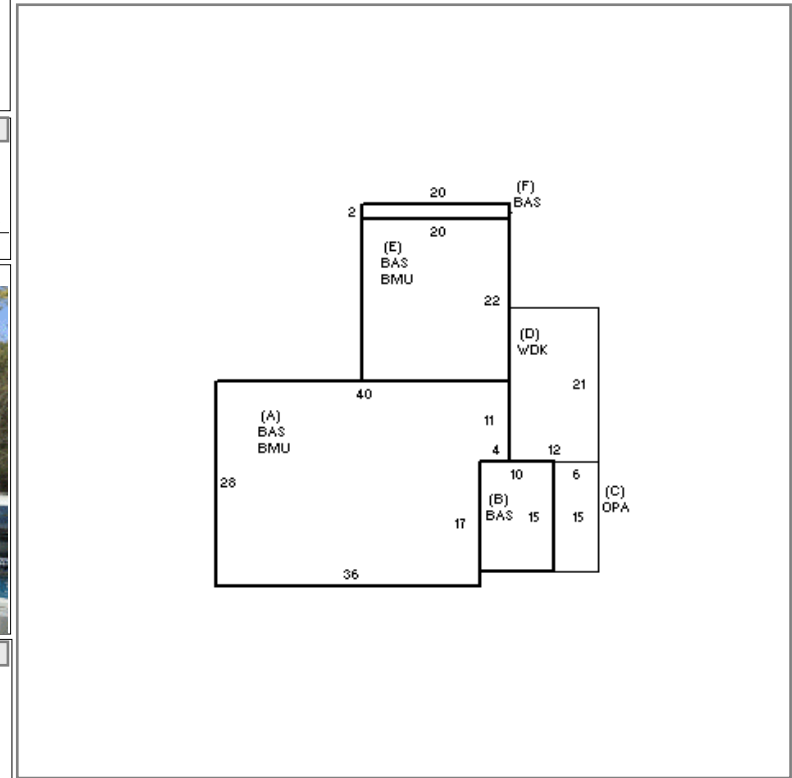
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 27,500 | 11 | 1.00 | 100 | 1.00 | 1.00 | A | 1.00 | R06 | 1.05 | 206,610 |

| TOTAL | 27,486 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | POC | N O T E ALSO OWNS CONTIGUOUS PCL 5, WHICH IS UNBUILDABLE | LAND | 206,600 | 182,900 | | | |
| Infl1 | AVG | | BUILDING | 333,300 | 294,900 | | | |
| N_Index | AVG | | DETACHED | 26,500 | 25,200 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 566,400 | 503,000 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|--------|
| SHF | A | 1.00 | 10 X 12 | | 120 | 16.42 | 1,800 |
| DGF | + | 1.10 | 10 X 12 | 2014 | 728 | 37.69 | 24,700 |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/29/2019 | TL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/29/2019 | TL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1957 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|
| NET AREA | 1,682 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 |
| \$NLA(RCN) | \$225 | OVERALL | 0.990 | EXT COVER | 2 | CLAPBOARD | 1.00 |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 1 | 1.00 | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| ROOMS | 6 | 1.00 | | FLOOR COVER | 1 | HARDWOOD | 1.02 |
| BEDROOMS | 2 | 1.00 | | INT. FINISH | 2 | DRYWALL | 1.00 |
| BATHROOMS | 2 | 1.00 | | HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FIXTURES | 8 | 1.00 | | FUEL SOURCE | 1 | OIL | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 | | USE | 0 | | 1.00 |
| % BSMT FINISH | 0 | 1.00 | | | | | |
| # OF HALF BATHS | 0 | 1.00 | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 378,725 |
|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,492 | | 31.94 | 47,659 | CONDITION ELEM | CD |
| A | BAS | L | BASE AREA | 1,052 | 1957 | 180.54 | 189,927 | EXTERIOR | A |
| B | BAS | L | BASE AREA | 150 | 2009 | 180.54 | 27,081 | INTERIOR | A |
| C | OPA | N | OPEN PORCH | 90 | | 71.86 | 6,467 | KITCHEN | A |
| D | WDK | N | WOOD DECK | 252 | | 25.90 | 6,526 | BATHS | A |
| + | BAS | L | BASE AREA | 480 | 2018 | 180.54 | 86,658 | HEAT | A |
| F11 | O | | FPL 1S 1OP | 1 | | 8,017.20 | 8,017 | ELECT | U |
| FIX | O | | XTRA FIXTURES | 3 | | 2,129.47 | 6,388 | | |

| EFF.YR/AGE | 2007 / 15 | |
|------------|-----------|---------|
| COND | 12 | 12 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 12 | % GD 88 |
| RCNLD | \$333,300 | |