

Key: 10150

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.384

LEGAL

LAND

DETACHED

BUILDING

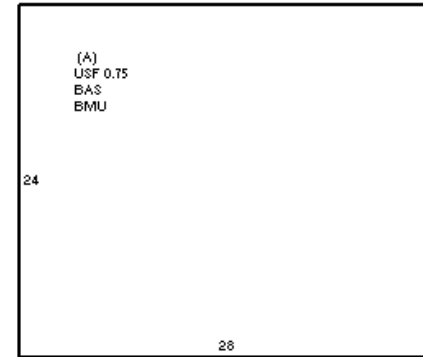
CURRENT OWNER		PARCEL ID	LOCATION			
ROY MARTHA W & MICHAEL P ROY 720 COUNTY ROAD POCASSET, MA 02559		47.1-3-0	41 PEQUOT AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
ROY MARTHA W & ROY MARTHA WITHERELL		09/11/2017	F	10	30754-256	
WITHERELL PAUL W TR OF		12/29/2010	A	213,000	25135-212	
		11/29/2005	F	10	20517-317	

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-22-26	01/11/2022	15	INSULATE/WEA	650			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,200	11	1.00	100	1.00	100	1.00	518,540	5.75	A	1.00	HCA	2.20			355,920

TOTAL	5,184 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	355,900	315,000			
Infl1	AVG		BUILDING	206,500	182,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	562,400	497,700				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/11/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/11/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/12/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.015
NET AREA	1,176	DETAIL ADJ	1.000
\$NLA(RCN)	\$228	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	4		1.00
BEDROOMS	2		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	1	WOOD SHINGLE	1.02
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	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	672		51.39	34,537
A	BAS	L	BASE AREA	672	1977	230.30	154,764
A	USF	L	UPPER STORY FIN	504	1977	122.85	61,918
	F21	O	FPL 2S 1OP	1		9,835.20	9,835
	FIX	O	XTRA FIXTURES	3		2,377.77	7,133

TOTAL RCN	268,187
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	\$206,500