

Key: 10272

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.508

LEGAL


CURRENT OWNER					PARCEL ID				LOCATION						
MODIC PATRICK J & ROSEMARY B TRS MODIC LIVING TRUST 30 SPRUCE DRIVE POCASSET, MA 02559					47.2-2-0				30 SPRUCE DR						
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)							
MODIC PATRICK J & ROSEMARY					03/21/2019	F	100	31899-323							
MODIC ROSEMARY B					03/21/2019	F	100	31899-318							
MODIC PATRICK J &					09/15/1988	QS	180,000	6439-30							
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	7,880	11	1.00	100	1.00	100	1.00	518,540	3.89	A	1.00	BA-	2.20	365,180

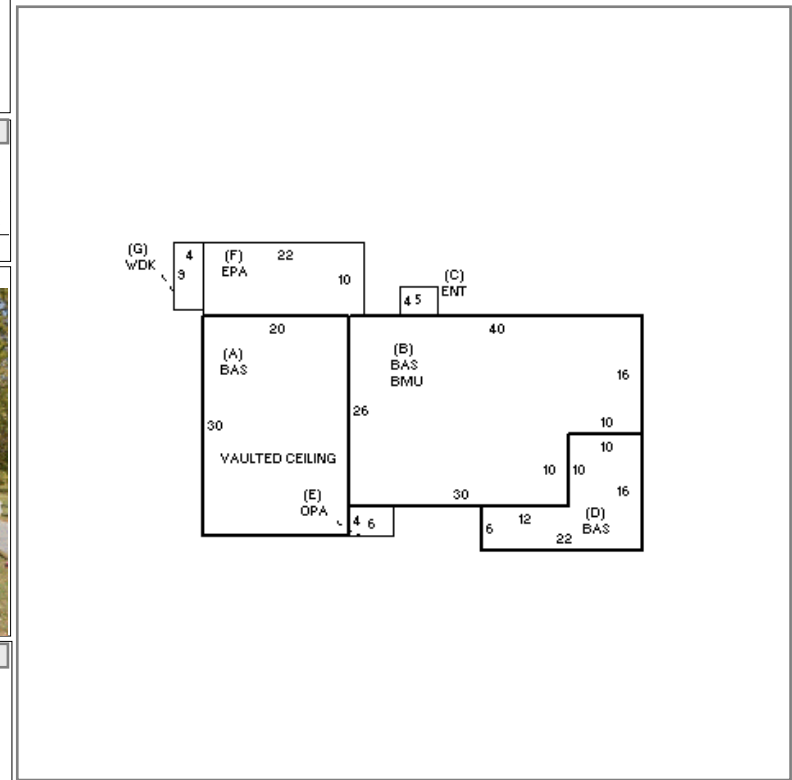
LAND

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-21-245	04/03/2021	3	ALT/RENO	11,432			100 100
19591	07/08/2019	14	SOLAR	21,292			100 100
17119	02/15/2017	15	INSULATE/WEA	1,600			100 100
200303	05/19/2000	3	ALT/RENO	16,500	09/24/2001	TL	100 100
970519	10/09/1997	2	ADDITIONS	45,000	02/03/1998	JC	100 100

TOTAL	7,884 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	365,200	323,200			
Infl1	AVG		BUILDING	302,200	267,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	667,400	590,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/25/2021
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/31/2016	TL
MODEL	1		RESIDENTIAL	LIST	10/31/2016	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/25/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1956	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	397,688	
NET AREA	1,772	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,772	1956	180.68	320,157	CONDITION ELEM	CD	
\$NLA(RCN)	\$224	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	940		37.20	34,966	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	ENT	N	ENCLOSED ENTRY	20		116.50	2,330	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	OPA	N	OPEN PORCH	24		97.00	2,328	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02	F	EPA	N	ENCLOSED PORCH	220		66.54	14,640	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	G	WDK	N	WOOD DECK	36		64.66	2,328	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S IOP	1		8,179.20	8,179	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	4		2,172.30	8,689				
				USE	0		1.00	MST	O	MAS/METAL STACK	1		4,071.20	4,071				
																	EFF.YR/AGE	1995 / 27
																	COND	24 24 %
																	FUNC	0
																	ECON	0
																	DEPR	24 % GD 76
																	RCNLD	\$302,200