Key: 10288

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,525

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FINTON CARL M & JANICE W FINTON PO BOX 139 POCASSET, MA 02559	47.2-18-0	6 CEDAR POINT DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FINTON CARL M &	05/09/2022	F	10	35105-313
FINTON CARL M &		XX		01378-0143

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	%
890186	04/12/1989	2	ADDITIONS	4,600	12/28/1989	HLD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,830	11 1.00	100 1.00	100 1.00	518,540	3.92	A 1.00	BA- 2.20			365,010

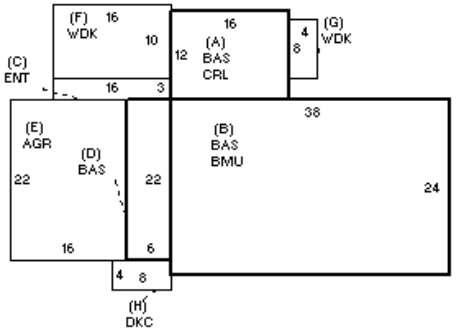
TOTAL	7,841 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	365,000	323,000
BUILDING	244,100	216,200
DETACHED	900	1,300
OTHER	0	0
TOTAL	**610,000**	**540,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 14		112	16.42	900

PHOTO 08/28/2023



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	8/28/2023	SL
LIST	8/28/2023	EST
REVIEW	8/28/2023	SL

YEAR BLT	1958	SIZE ADJ	1.015
NET AREA	1,236	DETAIL ADJ	1.000
$NLA(RCN)	$260	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	192		34.43	6,610
B	BMU	N	BSMT UNFINISHED	912		36.64	33,417
C	ENT	N	ENCLOSED ENTRY	48		84.95	4,078
+	BAS	L	BASE AREA	1,236	1958	188.89	233,473
E	AGR	N	ATT GARAGE	352		70.13	24,687
+	WDK	N	WOOD DECK	192		35.15	6,749
H	DKC	N	DECK-COMPOSITE	32		63.08	2,019
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	1		2,140.30	2,140

TOTAL RCN	321,230

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$244,100