

Key: 10295

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.532

LEG  
AL  
LAND

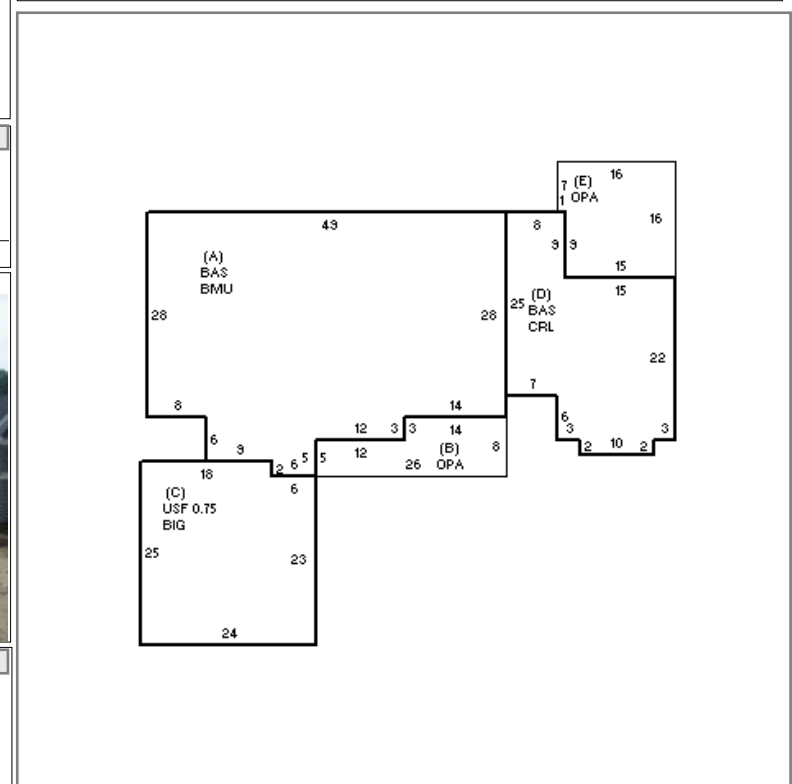
CURRENT OWNER				PARCEL ID				LOCATION			
VARLEY SUSAN 5 CEDAR POINT DR POCASSET, MA 02559				47.2-25-0				5 CEDAR POINT DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Certs)				
VARLEY SUSAN				09/17/2021	O	620,000	34481-265				
BUCHAN WILLIAM R TR OF				10/03/2001	F		14300-314				
BUCHAN WILLIAM R				05/05/1993	J	100	8558-244				

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-23-142	07/03/2023	8	POOL	98,000				0
		3	ALT/RENO		01/17/2023	TL	100	100
B-22-296	11/14/2022	2	ADDITIONS	515,000	06/22/2023	SL	100	51
SR-22-1	01/01/2022	4	DETACH.STRUC	10,400				100
13567	08/27/2013	15	INSULATE/WEA	4,215	10/29/2013			100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	18,780	11	1.00	100	1.00	100	1.00	518,540	1.80	A	1.00	BA- 2.20		402,810

TOTAL	18,774 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	402,800	356,500			
Infl1	AVG		BUILDING	276,900	291,800			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
			<b>TOTAL</b>	<b>681,800</b>	<b>650,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	10 X 12	2022	120	19.71	2,100



BUILDING	CD	ADJ	DESC	MEASURE	6/22/2023	SL
MODEL	1		RESIDENTIAL	LIST	10/20/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/2/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	565,004		
NET AREA	2,507	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,510		32.59	49,204	CONDITION ELEM	CD		
\$NLA(RCN)	\$225	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,510	1974	175.30	264,704	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	419		60.03	25,152	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	588		79.97	47,024	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	C	USF	L	UPPER STORY FIN	441	2023	112.23	49,495	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	D	CRL	N	BSMT CRAWL	556		26.20	14,569	HEAT	U		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	D	BAS	L	BASE AREA	556	2023	175.30	97,467	ELECT	U		
				FUEL SOURCE	2	GAS	1.00	FIX	O	O	XTRA FIXTURES	5		2,172.20	10,861				
				USE	0		1.00	GFP	O	O	GAS FIREPLACE	1		6,528.00	6,528				
																		EFF.YR/AGE	2021 / 1
																		COND	1 1 %
																		FUNC	51 uc
																		ECON	0
																		DEPR	51 % GD 49
																		RCNLD	\$276,900

DET  
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