

Key: 10325

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.561

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PREVETT RICHARD ETUX LYNNE M PREVETT 15 NAIRN RD POCASSET, MA 02559				47.2-52-0				15 NAIRN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PREVETT RICHARD ETUX				04/16/2015	O	835,000	28806-178+84				
CROSS CHRISTOPHER D TR				03/29/2013	F		27251-46				
CROSS PRISCILLA A &				08/24/2012	F	1	26614-1				

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	%
151071	11/20/2015	3	ALT/RENO		01/17/2023	TL	100	100
151733	08/20/2015	1	NEW CONSTRUC	313,000	05/24/2018	TL	100	100
15604	07/20/2015	2	ADDITIONS	20,000	01/12/2016		100	100
		5	DEMOLITIONS		01/12/2016	SW	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	14	1.00	100	1.00	100	1.00	942,800	1.00	A	1.00	BGD	4.00		865,580
300	A	0.082	14	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BGD	4.00		5,350

TOTAL	43,560 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	870,900	539,600			
Infl1	AVG		BUILDING	880,400	772,500			
N_Index	AVG		DETACHED	66,000	47,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,817,300</b>	<b>1,359,600</b>			

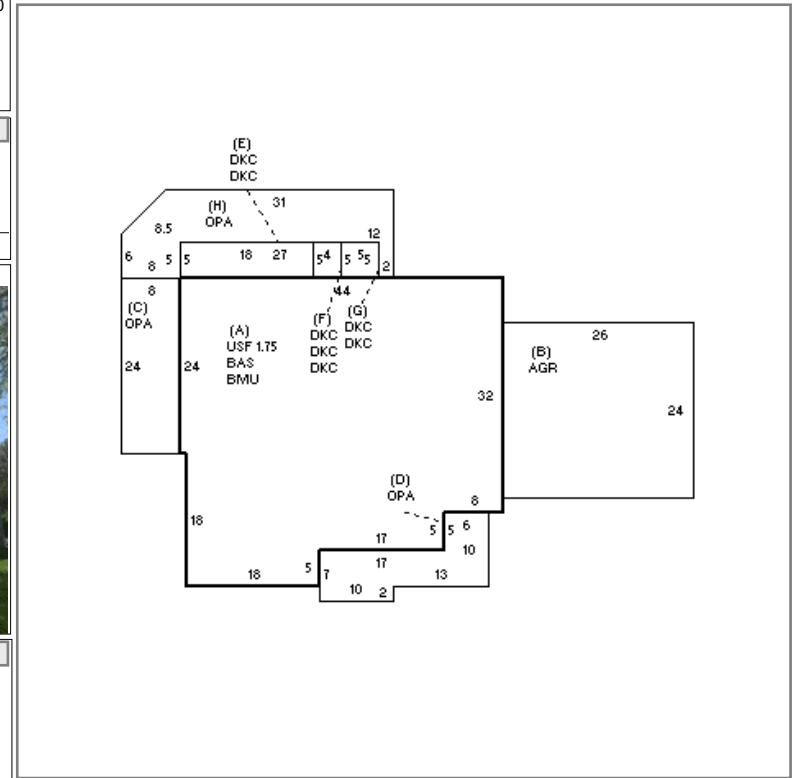
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	E	1.90	10 0.90	20 X 24	480	73.13	31,600
CTA	A	1.00	10 0.90		1	19,446.40	17,500
IPG	A	1.00	10 0.90	16 X 32	512	29.72	13,700
PTD	A	1.00	10 0.90	EST	1,000	3.53	3,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/25/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/16/2016	SW
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	1/17/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	917,046
NET AREA	4,579	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,665		36.44	60,673	CONDITION ELEM	CD
\$NLA(RCN)	\$200	OVERALL	1.140	EXT COVER	15	VINYL SHINGLE	1.02	A	BAS	L	BASE AREA	1,665	2015	221.89	369,447	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	2,914	2015	106.47	310,264	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	AGR	N	ATT GARAGE	624		71.44	44,580	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	648		72.32	46,866	BATHS	A
				INT. FINISH	1	PLASTER	1.00	+	DKC	N	DECK-COMPOSITE	290		77.16	22,377	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00	FIX	O	XTRA FIXTURES	18		2,617.12	47,108	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	2		7,865.10	15,730			
				USE	0		1.00										



EFF. YR/AGE	2015 / 7
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$880,400