

Key: 10337

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.573

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DERING GILBERT H ETUX TONI L DERING 15 THAXTER RD POCASSET, MA 02559				47.2-58-0				15 THAXTER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DERING GILBERT H ETUX				11/30/2015	S	383,500	29301-278					
BANK OF NEW YORK MELLON				11/30/2015	L	374,000	29301-271					
ROTUNNO MARK A ETUX				09/16/2003	QS	519,000	17646-253					
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	R08	1.65		357,050
300	A	0.232	14	1.00	100	1.00	100	1.00	R08	1.65		6,240

TOTAL	1.150 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NO VIEW OF WATER			LAND	363,300	321,500	
Infl1	AVG				BUILDING	377,600	334,200	
N_Index	AVG				DETACHED	30,800	29,300	
						OTHER	0	0
						<b>TOTAL</b>	<b>771,700</b>	<b>685,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	E	1.90	10 0.90	2004	800	40.28	29,000
SHF	A	1.00	10 0.90	2017	120	16.42	1,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2002	TL
MODEL	1		RESIDENTIAL	LIST	7/18/2002	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	5/22/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,036	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$244	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	3	GAMBREL	1.00
STORIES	2	UNITS	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	7	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	2		1.00	INT. FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	8		1.00	FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	2		1.00	USE	0		1.00
% BSMT FINISH	0		1.00				
# OF HALF BATHS	0		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	624		64.85	40,468
+	PTA	N	PATIO	700		15.17	10,618
C	OPA	N	OPEN PORCH	90		80.17	7,215
+	BMU	N	BSMT UNFINISHED	1,528		35.64	54,455
+	BAS	L	BASE AREA	1,360	1920	209.70	285,196
H	USF	L	UPPER STORY FIN	676	1920	121.30	81,997
F21	O		FPL 2S 1OP	1		9,826.90	9,827
FIX	O		XTRA FIXTURES	3		2,375.73	7,127

TOTAL RCN	496,903
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	\$377,600

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	%
17168	03/14/2017	4	DETACH.STRUC	4,640			100	100
16832	09/26/2016	10	WOODSTOVE	2,153			100	100
15406	06/05/2015	15	INSULATE/WEA	2,572	07/08/2015		100	100
04236	04/16/2004	8	POOL	25,000	09/15/2006	DB	100	100

