

Key: 10420

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.653

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
DADAK GREGORY J & LINDA M DADAK 954 COUNTY RD POCASSET, MA 02559		48.0-4-1		954 COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DADAK GREGORY J &		08/10/1976	XX		2382-25

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09050	02/19/2009	3	ALT/RENO				100	100
08677	12/15/2008	3	ALT/RENO	14,000			100	100

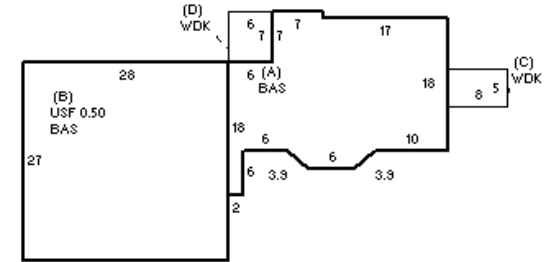
LAND

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	223,915	1.00	A	1.00	R03	0.95		205,570
300	A	0.122	14	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00	R03	0.95		1,890

TOTAL	1.040 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	207,500	183,600			
Infl1	AVG		BUILDING	303,900	269,000			
N_Index	AVG		DETACHED	31,300	29,800			
			OTHER	178,200	157,700			
			TOTAL	720,900	640,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	A	1.00	A 0.75 20 X 24		480	45.02	16,200
DGF	A	1.00	A 0.75 17 X 22		374	40.60	11,400
SHF	A	1.00	A 0.75 12 X 12		144	16.42	1,800
SHF	A	1.00	20 0.80 8 X 18		144	16.42	1,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/15/2008	SAL
MODEL	1		RESIDENTIAL	LIST	8/15/2008	SAL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/3/2017	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1894	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	399,913
NET AREA	1,680	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,302	1894	235.43	306,527	CONDITION ELEM	CD
\$NLA(RCN)	\$238	OVERALL	1.240	EXT COVER	7	STUCCO	1.20	B	USF	L	UPPER STORY FIN	378	1894	137.80	52,090	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	82		55.11	4,519	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00		CPC	O	CAPE CELLAR	1		4,729.10	4,729	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02		F21	O	FPL 2S 10P	1		11,032.40	11,032	BATHS	A
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	3		2,667.20	8,002	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		GFP	O	GAS FIREPLACE	1		8,015.40	8,015	ELECT	O
				FUEL SOURCE	2	GAS	1.00		MST	O	MAS/METAL STACK	1		4,998.30	4,998		
				USE	0		1.00										
				CAPACITY		UNITS	ADJ										
				STORIES	1.5	1.00											
				ROOMS	6	1.00											
				BEDROOMS	3	1.00											
				BATHROOMS	2	1.00											
				FIXTURES	8	1.00											
				GARAGE CAPACITY	1	1.00											
				% BSMT FINISH	0	1.00											
				# OF HALF BATHS	0	1.00											
				# OF UNITS	1	1.00											
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$303,900

Key: 10420

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.654

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION		
DADAK GREGORY J & LINDA M DADAK 954 COUNTY RD POCASSET, MA 02559						48.0-4-1			954 COUNTY RD		
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)		

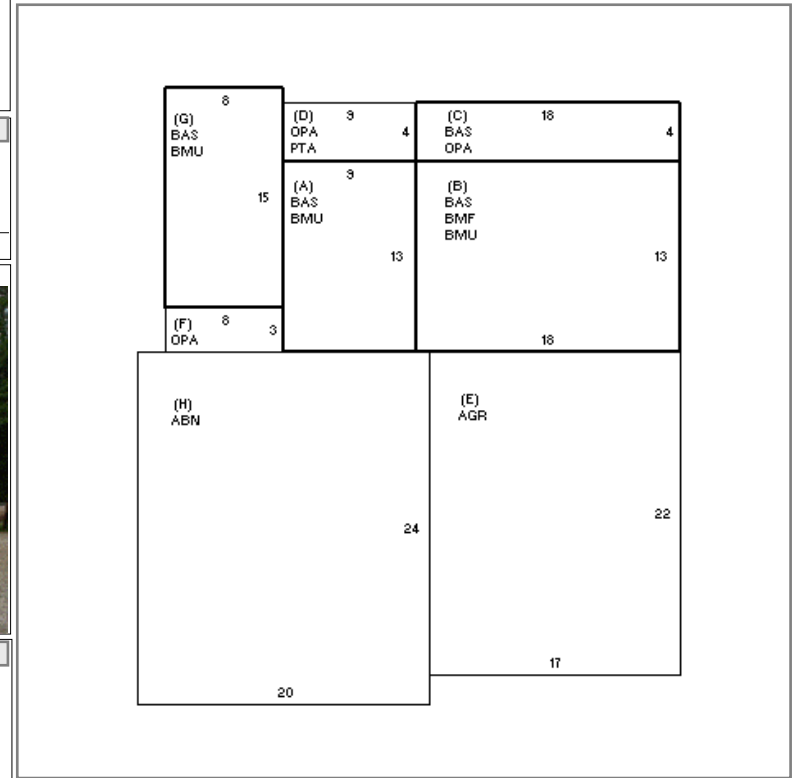
CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	------	---------	----------	-----	------	-----	----	------------	-----------

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	178,200	
Inf1			BUILDING		
N_Index			DETACHED		
TOTAL			OTHER		



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/02/2008



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/15/2008	SAL
MODEL	1		RESIDENTIAL	LIST	8/15/2008	SAL
STYLE	10	1.00	OTHER [100%]	REVIEW	3/4/2009	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1894	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	228,477		
NET AREA	543	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	471		47.89	22,557				
\$NLA(RCN)	\$421	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	543	1894	225.91	122,669				
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH	234	60.79	14,225				
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	132		71.39	9,423				
ROOMS	6	1.00		FLOOR COVER	12	OTHER	1.00	D	PTA	N	PATIO	36		15.98	575				
BEDROOMS	3	1.00		INT. FINISH	1	PLASTER	1.00	E	AGR	N	ATT GARAGE	374		72.62	27,159				
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00	H	ABN	N	ATT BARN	480		57.74	27,716				
BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00		MST	O	MAS/METAL STACK	1		4,152.20	4,152				
FIXTURES	5	1.00		USE	0		1.00												
GARAGE CAPACITY	0	1.00																	
% BSMT FINISH	0	1.00																	
# OF HALF BATHS	0	1.00																	
# OF UNITS	1	1.00																	
																EFF.YR/AGE	1997 / 25		
																COND	22 22 %		
																FUNC	0		
																ECON	0		
																DEPR	22	% GD	78
																RCNLD	\$178,200		