

Key: 10460

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.695

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CURRENT OWNER				PARCEL ID				LOCATION			
FERNANDES RODNEY W 55 LONG HILL ROAD POCASSET, MA 02559				48.0-33-6				55 LONG HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FERNANDES RODNEY W				01/02/2018	F	100		30997-343			
FERNANDES RODNEY W &				03/31/2000	H	105,000		12921-230			
FERNANDES VIRGINIA R				03/31/2000	X			12921-229			

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,822	14	1.00	100	1.00	100	1.00				186,290

TOTAL	20,832 SF	ZONING	4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	186,300	164,900			
Infl1	AVG		BUILDING	150,800	144,200			
N_Index	AVG		DETACHED	1,500	1,500			
			OTHER	0	0			
			TOTAL	338,600	310,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X14	2004	104	16.42	1,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/2/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/2/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/2/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.020
NET AREA	960	DETAIL ADJ	1.000
\$NLA(RCN)	\$204	OVERALL	0.750
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	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	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	3	CIM	0.75

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	448		16.34	7,320
B	BMU	N	BSMT UNFINISHED	960		27.90	26,780
B	BAS	L	BASE AREA	960	1981	151.70	145,635
B	BMF	N	BSMT FINISH	480		33.52	16,089

TOTAL RCN	195.823
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$150,800

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0130	80	RESID - COMMERCIAL				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

