

Key: 2356

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.380

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
HINSMAN AMANDA K 28 PORTSIDE DR POCASSET, MA 02559				12.4-15-0				30 REGENCY DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				HINSMAN AMANDA K				08/20/2020	QS	375,000	33184-108	
HANNAH SOPHIA				12/07/2018	QS	295,000	31712-157					
DIEDE ZACHARY				05/01/2006	QS	213,000	20959-246					

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 %
04449	06/17/2004	3	ALT/RENO	18,800	12/20/2021	TL	100 100
		90	BPP SITE INS		02/12/2015		100 100
		3	ALT/RENO		04/04/2005	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	18,240	2	1.00	100	1.00	100	1.00	212,130	1.85	A	1.00	R04	0.90		164,030

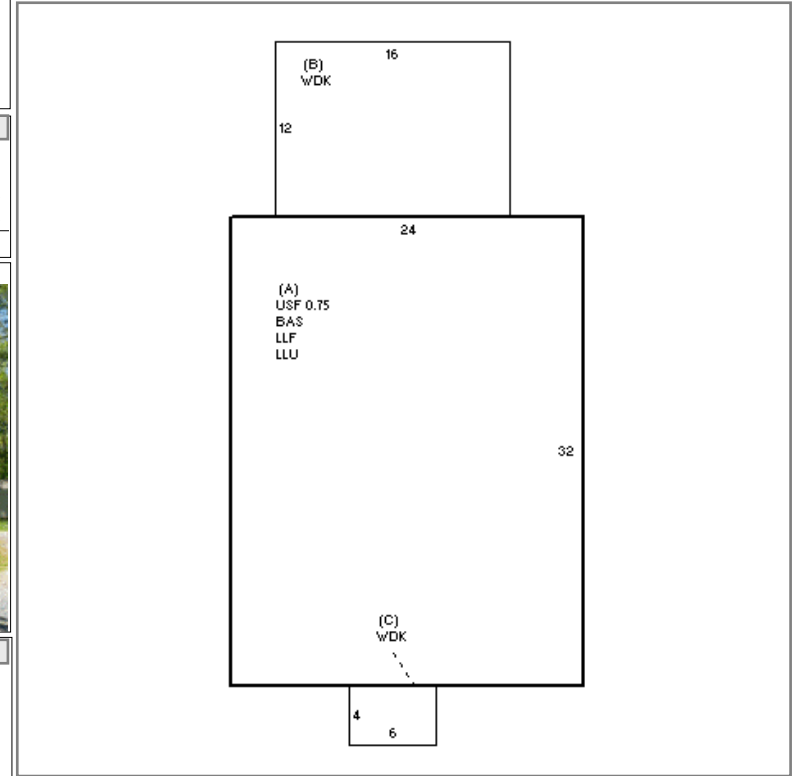
TOTAL	18,252 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	164,000	145,200			
Infl1	AVG		BUILDING	355,400	314,500			
N_Index	AVG		DETACHED	1,300	1,200			
			OTHER	0	0			
			TOTAL	520,700	460,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10 X 10		100	16.90	1,300



BUILDING	CD	ADJ	DESC	MEASURE	9/13/2019	RP
MODEL	1		RESIDENTIAL	LIST	11/3/2021	EST
STYLE	17	1.05	RAISED CAPE [100%]	REVIEW	11/3/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	382,169
NET AREA	2,112	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	768		42.09	32,323	CONDITION ELEM	CD
\$NLA(RCN)	\$181	OVERALL	1.100	EXT COVER	4	VINYL	1.00	A	LLF	L	LOWER LEVEL FIN	768	1972	71.63	55,008	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1972	239.44	183,888	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	576	1972	127.72	73,569	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	216		30.06	6,493	BATHS	G
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,225.30	10,225	HEAT	U
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	6		2,472.07	14,832	ELECT	U
				FUEL SOURCE	1	OIL	1.00		KIT	O	EXTRA KITCHEN	1		5,830.60	5,831		
				USE	0		1.00										



EFF.YR/AGE	2012 / 10
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$355,400