

Key: 4640

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.732

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROSS JOHN MICHAEL 1 OLD COUNTY ROAD POCASSET, MA 02559				23.2-116-0				191 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROSS JOHN MICHAEL				11/01/2012	S	119,900	26819-25				
FEDERAL HOME LOAN MORGAGE				03/13/2012	L	167,148	26155-103				
LEVINE ELENA				03/24/2006	F	1	20849-237				

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 %
EXB-22-783	11/28/2022	3	ALT/RENO	12,000	02/22/2023	TL	100 100
EXB-22-794	11/28/2022	3	ALT/RENO	10,000	04/26/2023	TL	100 100
01281	05/17/2001	3	ALT/RENO	2,000			100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,010 4	1.00	100	1.00	100	1.00	235,700	2.47	A	1.00	R02 1.00	174,040

TOTAL	13,024 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	174,000	123,200			
Infl1	AVG		BUILDING	254,400	198,100			
N_Index	AVG		DETACHED	8,100	8,400			
			OTHER	0	0			
			TOTAL	436,500	329,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	20X20		400	40.60	8,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2023	TL
MODEL	1		RESIDENTIAL	LIST	8/22/2008	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	4/26/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,251	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	192		36.92	7,089
\$NLA(RCN)	\$231	OVERALL	1.040	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	887	1920	209.33	185,676
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	728		48.59	35,374
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	364	1920	116.15	42,279
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	60		80.89	4,854
				INT. FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,298.80	9,299
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	2		2,247.90	4,496
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	289,067	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT	U
		ELECT	A
EFF.YR/AGE		2007 / 15	
COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88
RCNLD	\$254,400		

