

Key: 520

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 518

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WHITE SAMANTHA PO BOX 1368 SAGAMORE BEACH, MA 02562				4.1-122-0				9 POCASSET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHITE SAMANTHA				08/09/2021	A	550,000	34368-39				
HIGGINS CHARLES A				04/30/1998	QS	170,000	11393-343				

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	%
02635	09/17/2002	3	ALT/RENO	28,000	02/25/2004	TL	100	100

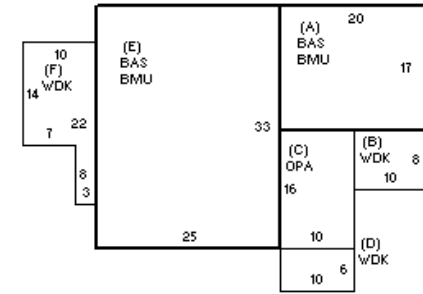
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,841 1	1.00	100	1.00	518,540	3.91	A	1.00	BA+	2.20	365,040

TOTAL	7,841 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE bav=view diminished with 20 Sagamore Rd addition	LAND	365,000	323,100			
Infl1	AVG		BUILDING	238,700	211,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		603,700	534,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/5/2022	NMP
MODEL	1		RESIDENTIAL	LIST	12/18/2017	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/1/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1920	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	314,125
NET AREA	1,335	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,165		35.90	41,826		
\$NLA(RCN)	\$235	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,165	1920	189.00	220,185		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	304		21.03	6,393		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		OPA	N	OPEN PORCH	160		64.35	10,295		
				FLOOR COVER	3	W/W CARPET	1.00		USF	L	UPPER STORY FIN	170	1920	108.34	18,417		
				INT. FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		7,017.90	7,018		
				HEATING/COOLING	1	FORCED AIR	1.00		F11	O	FPL 1S 1OP	1		7,894.10	7,894		
				FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	1		2,097.10	2,097		
				USE	0		1.00										
																EFF.YR/AGE	1995 / 27
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$238,700