

Key: 522

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 520

LEGAL

CURRENT OWNER							PARCEL ID			LOCATION			
CORCORAN MARY D & MARK G CORCORAN TRS 1/2 INT EA 59 ROCKWOOD LANE UPTON, MA 01568							4.1-124-0			486 WILLISTON RD			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)			
							05/20/2021	QS	1,400,000	34131-272			
							11/22/2013	QS	889,000	27838-220			
							05/14/2004	O	610,000	18595-231			

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	%
B-23-253	09/18/2023	3	ALT/RENO	278,470				0
19418	05/16/2019	15	INSULATE/WEA	5,013			100	100
18900	10/16/2018	14	SOLAR				100	100
17049	01/19/2017	4	DETACH.STRUC	8,500			100	100
06231	04/24/2006	2	ADDITIONS	50,000	08/05/2013	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,490	1	1.00	100	1.00	100	1.00	518,540	3.00	A	1.00	BA+	2.20			374,180

DETACHED

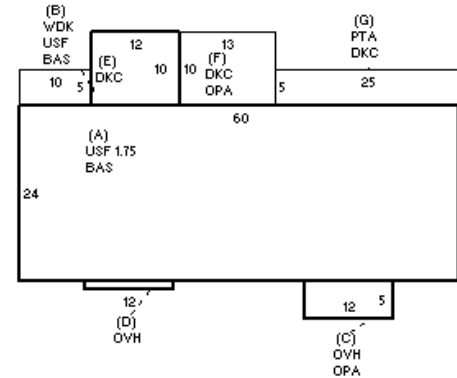
TOTAL	10,498 SF		ZONING	1	FRNT	120		ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG		N O T E	oceanview		LAND		374,200	541,900	
Infl1	AVG			Also frontage on Pocasset Rd		BUILDING		1,175,500	775,700	
N_Index	AVG					DETACHED		3,900	3,700	
						OTHER		0	0	
					TOTAL		1,553,600	1,321,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	12 X 20	2017	240	18.28	3,900
SHF	A	1.00	10 0.90	8 X 10			0.00	

PHOTO 12/28/2017



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	NMP
MODEL	1		RESIDENTIAL	LIST	11/20/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/20/2022	RP
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1939	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,399,392	
NET AREA	4,272	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	1,440	1939	422.84	608,895	CONDITION ELEM CD		
\$NLA(RCN)	\$328	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	2,640	2006	199.70	527,200	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	120	2006	422.85	50,742	INTERIOR	A
STORIES	2.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	1.00	B	WDK	N	WOOD DECK	120		91.08	10,930	KITCHEN	A	
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.02	1.02	+	OPA	N	OPEN PORCH	190		150.64	28,622	BATHS	A	
BEDROOMS	4	1.00	INT. FINISH	1	PLASTER	1.00	1.00	+	OVH	L	OVERHANG	72	2006	417.41	30,054	HEAT	A	
BATHROOMS	4	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03	1.03	+	DKC	N	DECK-COMPOSITE	305		144.72	44,141	ELECT	A	
FIXTURES	18	1.00	FUEL SOURCE	2	GAS	1.00	1.00	G	PTA	N	PATIO	125		32.93	4,117			
GARAGE CAPACITY	0	1.00	USE	0		1.00	1.00	CPC	O	CAPE CELLAR	1			8,703.30	8,703			
% BSMT FINISH	0	1.00						F32	O	FPL 3S 2OP	1			22,177.70	22,178	EFF.YR/AGE	2003 / 19	
# OF HALF BATHS	1	1.00						FIX	O	XTRA FIXTURES	13			4,908.55	63,811	COND	16 16 %	
# OF UNITS	1	1.00														FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$1,175,500	