

Key: 523

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 521

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
MEMMO GERALD F JR & THERESA M MEMMO TRS (1/2 INT)				4.1-125-0				6 POCASSET RD					
6 POCASSET RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
SAGAMORE BEACH, MA 02562				MEMMO GERALD F JR & MEMMO GERALD F JR ETUX				12/14/2021	F	1	34746-285		
				MARA JEANNINE L &				01/25/2016	QS	555,000	29412-97		
								11/04/2015	F	1	29250-283/4		

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	%
03821	11/10/2003	4	DETACH.STRUC	1,350	01/02/2004	TL	100	100
02698	10/15/2002	2	ADDITIONS	26,000	03/30/2003	TL	100	100

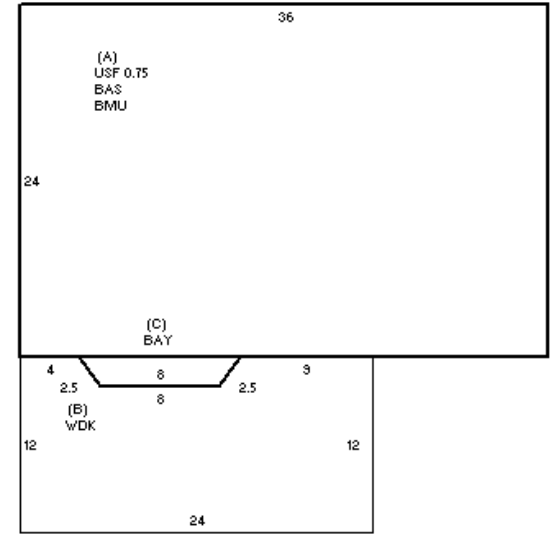
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,000 1	1.00	100	1.00	100	1.00	848,520	5.02	A	1.00	BVG 3.60	586,940

TOTAL	6,011 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also frontage on Forrest Rd	LAND	586,900	519,500			
Infl1	AVG		BUILDING	318,800	282,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	905,700	801,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10	0.90 8 X 10			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/5/2022	NMP
MODEL	1		RESIDENTIAL	LIST	12/18/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/2/2018	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1962	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	398,539
NET AREA	1,531	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		42.93	37,087	CONDITION ELEM	CD
\$NLA(RCN)	\$260	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	864	1962	233.44	201,688	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	648	1962	128.00	82,941	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	269		30.49	8,201	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	C	BAY	L	BAYWINDOW	19	1962	213.19	4,051	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	BGF	N	BSMT GOOD FINIS	432		66.31	28,647	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02	F22	O	FPL 2S 2OP	1		10,854.50	10,855	ELECT	A	
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	10		2,506.87	25,069			
				USE	0		1.00										
				EFF.YR/AGE 1999 / 23													
				COND 20 20 %													
				FUNC 0													
				ECON 0													
				DEPR 20 % GD 80													
				RCNLD \$318,800													