

Key: 7114

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.266

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DOWNAROWICZ DONNA G 506 COUNTY RD POCASSET, MA 02559				34.0-38-0				506 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DOWNAROWICZ DONNA G ROBERTS GILBERT A &				10/01/2021	QS XX	490,000	34532-244 03425-0167				

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	%
05307	05/13/2005	2	ADDITIONS	65,000	01/13/2007	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	18,200 9	1.00	100	1.00	100	1.00	223,915	1.85	A	1.00	R03 0.95	173,080

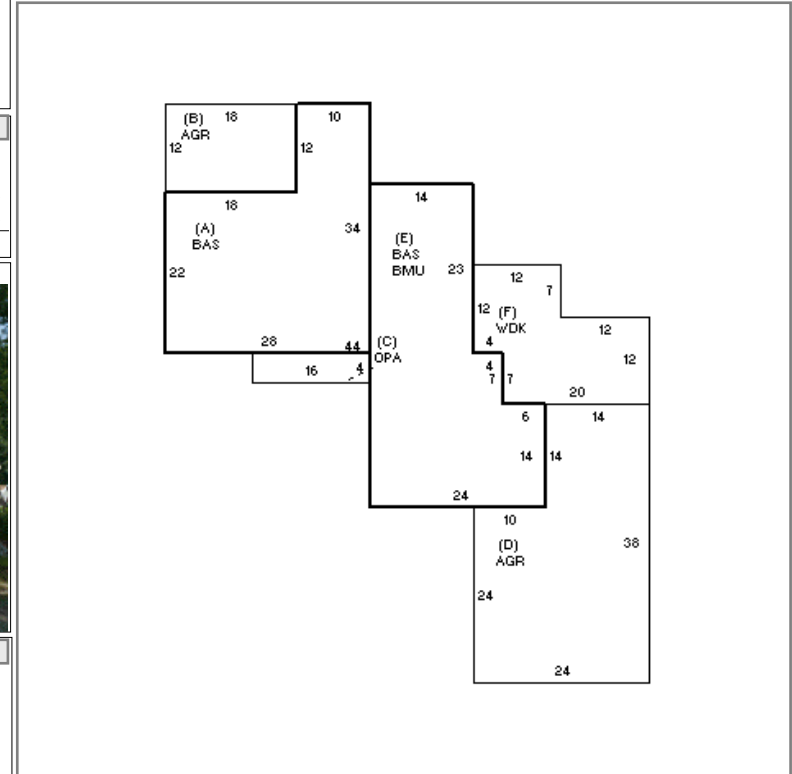
TOTAL	18,208 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	173,100	153,200			
Infl1	AVG		BUILDING	350,900	310,600			
N_Index	AVG		DETACHED	3,000	2,900			
			OTHER	0	0			
			<b>TOTAL</b>	<b>527,000</b>	<b>466,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50		200	15.95	1,600
SHF	A	1.00	50 0.50		180	15.95	1,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/24/2021	RP
STYLE	1	0.95	RANCH [100%]	REVIEW	6/24/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.010
NET AREA	1,520	DETAIL ADJ	1.000
\$NLA(RCN)	\$268	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	3	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	736	1920	188.99	139,100
+	AGR	N	ATT GARAGE	988		56.84	56,158
C	OPA	N	OPEN PORCH	64		78.95	5,053
E	BMU	N	BSMT UNFINISHED	784		47.42	37,178
E	BAS	L	BASE AREA	784	2005	188.99	148,172
F	WDK	N	WOOD DECK	344		22.01	7,570
F11	O		FPL 1S IOP	1		8,260.10	8,260
FIX	O		XTRA FIXTURES	3		2,193.97	6,582

TOTAL RCN	408,073
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$350,900