**Key: 7121**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,273

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **WING PAMELA ELISABETH**<br>**534 COUNTY RD**<br>**POCASSET, MA 02559** | **34.0-46-0** | **534 COUNTY RD** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| WING PAMELA ELISABETH | 04/29/2015 | QS | 267,000 | 28832-267 |
| LALLY JOHN M & | 01/01/1987 | O | 55,000 | 5982-177 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| **1010** | **100** | **SINGLE FAMILY** | | **1** | **1 of 1** |

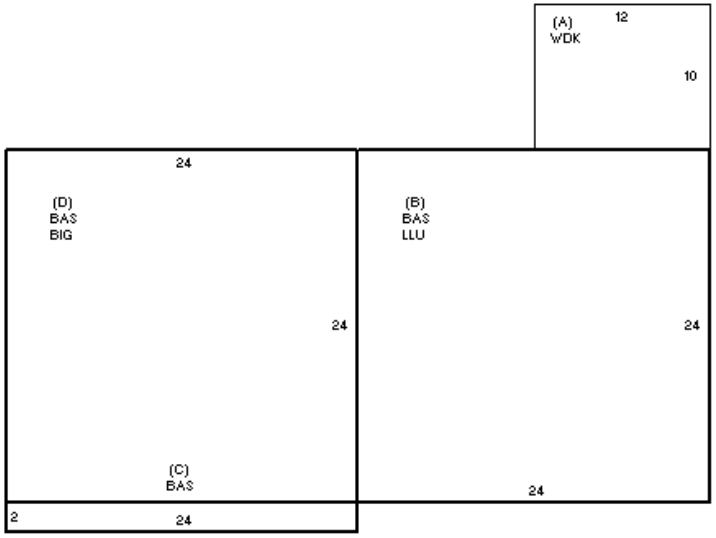
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 20,507 | 9 1.00 | 100 1.00 | 100 1.00 | 223,915 | 1.67 | A 1.00 | R03 0.95 | | | 176,520 |

| TOTAL | 20,517 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | MO BCH | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 176,500 | 156,200 |
| BUILDING | 259,800 | 230,000 |
| DETACHED | 1,500 | 2,200 |
| OTHER | 0 | 0 |
| TOTAL | **437,800** | **388,400** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 50 0.50 | 16 X 12 | | 192 | 15.95 | 1,500 |

PHOTO 08/28/2008

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 4/11/2015 | TL |
| LIST | 4/11/2015 | EST |
| REVIEW | 4/11/2015 | TL |

| YEAR BLT | 1987 | SIZE ADJ | 1.015 |
|---|---|---|---|
| NET AREA | 1,200 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $278 | OVERALL | 1.040 |

| 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 | 2 | 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 | 1 | WOOD SHINGLE | 1.02 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 13 | HARDWOOD-W/W | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | WDK | N | WOOD DECK | 120 | | 41.71 | 5,006 |
| B | LLU | N | LOWER LEVEL UNF | 576 | | 38.27 | 22,045 |
| + | BAS | L | BASE AREA | 1,200 | 1987 | 202.64 | 243,167 |
| D | BIG | N | BUILT-IN GARAGE | 576 | | 82.76 | 47,672 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,463.80 | 8,464 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,248.07 | 6,744 |

| TOTAL RCN | 333,098 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1997 / 25 | |
|---|---|---|
| COND | 22 | 22 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 22 | % GD 78 |
| RCNLD | | $259,800 |