Key: 7122 **Town of Bourne - Fiscal Year 2024** 12/18/2023 6:02 pm SEQ #: 7,274

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MATTSON SHEILA E **2 CATHERINE LANE** **POCASSET, MA 02559**	**34.0-46-1**	**2 CATHERINE LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MATTSON SHEILA E	05/29/2003	X		16997-313
MATTSON DENNIS B &	08/15/1994	QS	44,500	9323-249

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	%
12174	03/21/2012	15	INSULATE/WEA	1,800	04/06/2012		100	100
06047	01/23/2006	10	WOODSTOVE	4,000	08/23/2007	DB	100	100
940385	08/18/1994	1	NEW CONSTRUC	70,500	02/02/1995	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,137	9 1.00	100 1.00	100 1.00	235,700	1.70	A 1.00	R04 1.00			185,220

TOTAL	20,125 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

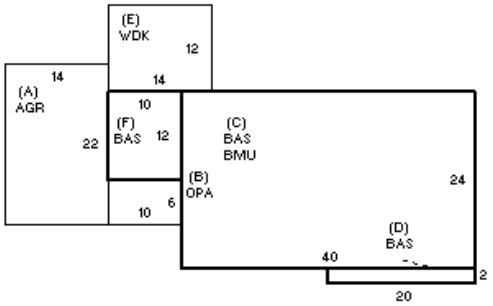
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	185,200	163,900
BUILDING	229,900	203,400
DETACHED	0	0
OTHER	0	0
TOTAL	**415,100**	**367,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/10/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/10/2008	MR
LIST	9/10/2008	EST
REVIEW	4/6/2012	TL

YEAR BLT	1994	SIZE ADJ	1.015
NET AREA	1,120	DETAIL ADJ	1.000
$NLA(RCN)	$257	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	1	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	35	W/W-VINYL	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	AGR	N	ATT GARAGE	308		70.13	21,601
B	OPA	N	OPEN PORCH	60		77.01	4,620
C	BMU	N	BSMT UNFINISHED	960		36.64	35,176
+	BAS	L	BASE AREA	1,120	1994	192.90	216,045
E	WDK	N	WOOD DECK	168		35.15	5,905
	MST	O	MAS/METAL STACK	1		4,010.40	4,010

TOTAL RCN	287,357

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD	$229,900