Key: 7125

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,277

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KERINS KIMBERLY M & FREEMAN CHRISTOPHER J 556 COUNTY RD POCASSET, MA 02559	34.0-48-0	556 COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KERINS KIMBERLY M &	08/31/2017	QS	305,000	30739-159
HANSCOM NORMA JEAN	10/03/2001	X		14300-7
HANSCOM JOHN W &	01/01/1987	O	55,000	6095-172

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	%
EXB-23-87	02/22/2023	3	ALT/RENO	37,879			0	0
EXB-21-77	02/04/2021	15	INSULATE/WEA	6,158			100	100
MLS		3	ALT/RENO		11/01/2018	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,020	9 1.00	100 1.00	100 1.00	223,915	1.64	A 1.00	R03 0.95			177,280

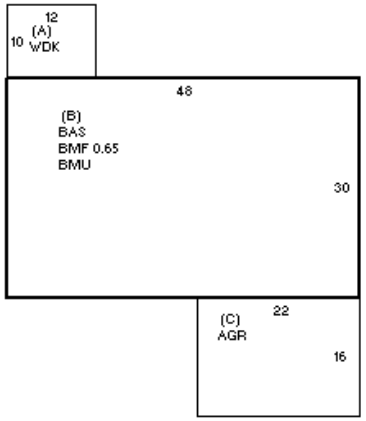
TOTAL	21,039 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	177,300	156,900
BUILDING	313,200	277,200
DETACHED	0	0
OTHER	0	0
TOTAL	**490,500**	**434,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/28/2008



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	11/1/2018	MR
LIST	11/1/2018	EST
REVIEW	12/21/2020	TL

YEAR BLT	1987	SIZE ADJ	1.015
NET AREA	1,440	DETAIL ADJ	1.000
$NLA(RCN)	$279	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	9	WARM-COOL AIR	1.03
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		40.11	4,813
B	BMU	N	BSMT UNFINISHED	1,440		32.43	46,693
B	BMF	N	BSMT FINISH	936		35.23	32,974
B	BAS	L	BASE AREA	1,440	1987	186.21	268,137
C	AGR	N	ATT GARAGE	352		70.84	24,937
	F11	O	FPL 1S 1OP	1		8,138.30	8,138
	FIX	O	XTRA FIXTURES	5		2,161.54	10,808
	KIT	O	EXTRA KITCHEN	1		5,098.30	5,098

TOTAL RCN	401,598

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			$313,200