

Key: 7129

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.281

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BROWN RALPH A 501 COUNTY ROAD POCASSET, MA 02559				34.0-49-2				501 COUNTY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BROWN RALPH A				08/14/2019	N		32221-328					
BROWN RALPH A ETUX				02/22/2002	QS	300,000	14847-28					
MINGACE HERBERT S &				05/04/1995	QS	130,000	9655-286					

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	%
191150	11/13/2019	15	INSULATE/WEA	4,149				
960441	09/13/1996	3	ALT/RENO	1,000	07/02/1997	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	9	1.00	100	1.00	100	1.00	223,915	1.00	A	1.00	R03	0.95		205,570
300	A	0.432	9	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00	R03	0.95		6,690

TOTAL	1.350 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
-------	-------------	--------	---	------	---	----------	---------	----------

Nbhd	MO BCH	NOTE	LAND	212,300	187,900
Infl1	AVG		BUILDING	419,100	370,800
N_Index	AVG		DETACHED	1,500	2,200
			OTHER	0	0
			TOTAL	632,900	560,900

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



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/6/2020	TL
MODEL	1		RESIDENTIAL	LIST	3/6/2020	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,758	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	884		37.92	33,524
\$NLA(RCN)	\$197	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,654	1978	108.13	178,842
				ROOF SHAPE	3	GAMBREL	1.00	B	EPA	N	ENCLOSED PORCH	135		85.56	11,550
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	550		81.54	44,847
				FLOOR COVER	35	W/W-VINYL	1.00	+	BAS	L	BASE AREA	1,104	1978	199.64	220,407
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	99		74.74	7,400
				HEATING/COOLING	2	HOT WATER	1.02	F	WDK	N	WOOD DECK	176		36.38	6,402
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	2		9,161.35	18,323	
				USE	0		1.00	FIX	O	XTRA FIXTURES	8		2,214.81	17,719	
								KIT	O	EXTRA KITCHEN	1		5,223.90	5,224	

TOTAL RCN	544,237
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$419,100

