

Key: 7138

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.292

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CARMODY GERARD & CAROLYN TRS 417 COUNTY RD RLTY TRUST 417 COUNTY RD POCASSET, MA 02559		34.0-55-0		417 COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CARMODY GERARD & CAROLYN		03/28/2022	F	100	35003-288
CARMODY GERARD F ETUX		03/03/2017	QS	390,000	30330-149
MCDONOUGH KEVIN P & KATHE		02/25/2014	F	100	28001-220

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 %
11455	08/08/2011	3	ALT/RENO	5,000	01/18/2013	TL	100 100
11413	07/26/2011	4	DETACH.STRUC	2,200	01/18/2013	TL	100 100
08047	02/07/2008	9	DECK	2,500	06/20/2008	DB	100 100

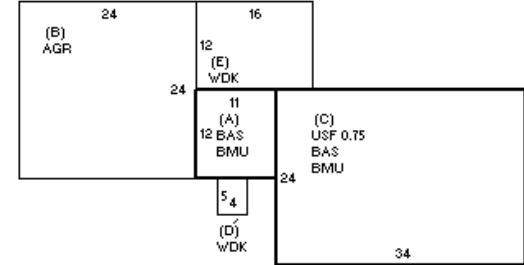
LAND

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	0.582	9	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00 R03 0.95	9,010

TOTAL	1.500 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	214,600	189,900			
Infl1	AVG		BUILDING	398,300	352,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				612,900	542,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/18/2013	TL
MODEL	1		RESIDENTIAL	LIST	1/18/2013	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	2/10/2014	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1974	SIZE ADJ	1.010
NET AREA	1,560	DETAIL ADJ	1.000
\$NLA(RCN)	\$287	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		13	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		30	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	948		43.31	41,060
+	BAS	L	BASE AREA	948	1974	235.54	223,291
B	AGR	N	ATT GARAGE	576		73.41	42,284
C	USF	L	UPPER STORY FIN	612	1974	129.15	79,040
+	WDK	N	WOOD DECK	212		30.76	6,522
BMF	N		BSMT FINISH	474		52.04	24,667
F21	O		FPL 2S 1OP	1		10,463.00	10,463
FIX	O		XTRA FIXTURES	8		2,529.49	20,236

TOTAL RCN	447,562
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2008 / 14
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$398,300