

Key: 7177

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.331

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOFFMAN SETH & JOANNA KATZ 3 ABO CIRCLE POCASSET, MA 02559				34.0-93-0				3 ABO CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOFFMAN SETH & HARRISON JOHN ETUX				07/01/2020	QS	455,000	33036-171				
				04/19/2017	QS	440,000	30430-138				
CARNEY GERALD J &				09/29/2000	QS	205,000	13272-214				

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 %
B-22-287	09/12/2022	3	ALT/RENO	248,462	03/13/2023	TL	100 100
EXB-22-213	04/12/2022	3	ALT/RENO	25,000	06/30/2023	TL	100 100
EXB-21-66	02/01/2021	14	SOLAR		03/13/2023	TL	100 100
EXB-20-436	11/09/2020	2	ADDITIONS	18,000	06/23/2021		100 100

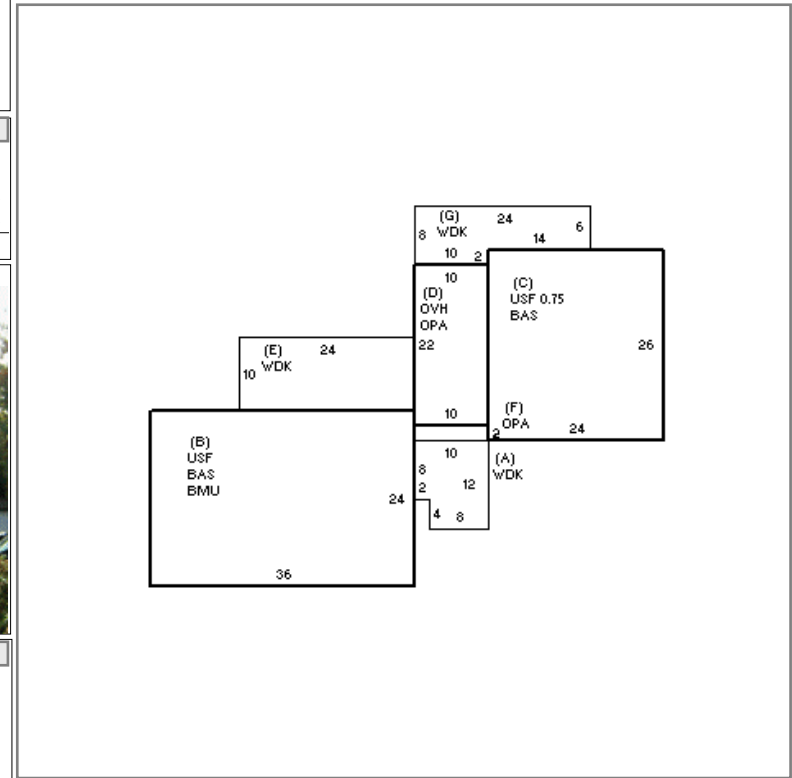
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,300 9		1.00 100	1.00 100	235,700	1.69	A	1.00 R04	1.00		185,480

TOTAL	20,299 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	185,500	164,200
Infl1	AVG		LAND	635,500	447,500			
N_Index	AVG		DETACHED	1,300	2,300			
			OTHER	0	0			
						<b>TOTAL</b>	<b>822,300</b>	<b>614,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50	12 X 14		168	15.95	1,300
SHF	A	1.00 50	6 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/18/2020	TL
MODEL	1		RESIDENTIAL	LIST	6/24/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/30/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1988	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,040	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	516		25.48	13,149
\$NLA(RCN)	\$211	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	864		43.50	37,587
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	864	1988	218.86	189,097
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	864	1988	124.03	107,165
				FLOOR COVER	1	HARDWOOD	1.02	C	BAS	L	BASE AREA	624	2009	218.86	136,569
				INT. FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	468	2001	124.03	58,048
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	OPA	N	OPEN PORCH	240		70.21	16,851
				FUEL SOURCE	1	OIL	1.00	D	OVH	L	OVERHANG	220	2009	216.05	47,532
				USE	0		1.00	F21	O	FPL 2S 1OP	1		10,509.20	10,509	
								FIX	O	XTRA FIXTURES	10		2,540.62	25,406	

TOTAL RCN	641,914	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT	U
		ELECT	U
EFF.YR/AGE		2019 / 3	
COND	2	%	2%
FUNC	0		
ECON	0		
DEPR	1	% GD	99
RCNLD			\$635,500