

Key: 7180

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.334

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHAHEEN KATHLEEN ETUX MICHAEL J CHILDERS 24 HARWOOD DR POCASSET, MA 02559				34.0-96-0				24 HARWOOD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHAHEEN KATHLEEN ETUX				03/10/2015	F	1	28728-212				
SHAHEEN KATHLEEN				06/28/2011	QS	254,900	25532-192				
LATTANZIO ARMANDO A &				01/14/2010	F		24301-141-3				

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-23-535	08/17/2023	3	ALT/RENO	8,000			100 100
EXB-21-913	12/10/2021	15	INSULATE/WEA	3,583			100 100
EXB-21-827	11/10/2021	3	ALT/RENO	9,000			100 100
EXB-21-526	07/30/2021	15	INSULATE/WEA	4,541			100 100
15997	10/29/2015	2	ADDITIONS	32,000	07/07/2016	WFF	100 100

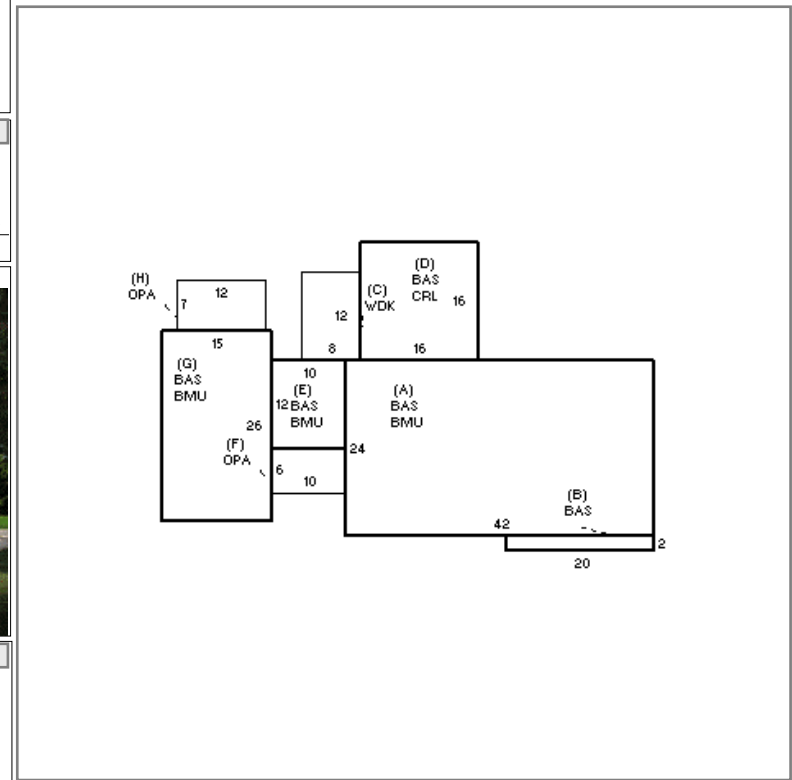
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,030	9	1.00	100	1.00	100	1.00				185,060

TOTAL	20,038 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	185,100	163,800			
Infl1	AVG		BUILDING	338,700	299,800			
N_Index	AVG		DETACHED	28,900	27,500			
			OTHER	0	0			
			TOTAL	552,700	491,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 12			0.00	
GFL	A	1.00	10 0.90 24 X 30	2015	720	44.60	28,900



BUILDING	CD	ADJ	DESC	MEASURE	6/7/2017	DB
MODEL	1		RESIDENTIAL	LIST	6/7/2017	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/7/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1983	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	413.073	
NET AREA	1,814	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,518		32.59	49,470			
\$NLA(RCN)	\$228	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,168	1983	180.68	211,029			
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	96		44.88	4,309		EXTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	CRL	N	BSMT CRAWL	256		34.95	8,946		INTERIOR	A
				FLOOR COVER	1	HARDWOOD	1.02	D	BAS	L	BASE AREA	256	1992	180.68	46,253		KITCHEN	A
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	144		69.99	10,079		BATHS	A
				HEATING/COOLING	2	HOT WATER	1.02	G	BAS	L	BASE AREA	390	2015	180.68	70,463		HEAT	A
				FUEL SOURCE	1	OIL	1.00	F	11	O	FPL 1S 1OP	1		8,179.20	8,179		ELECT	A
				USE	0		1.00	FIX	O	XTRA FIXTURES	2		2,172.30	4,345				

CONDITION ELEM	CD	EFF.YR/AGE	2001 / 21
COND		18	18 %
FUNC		0	
ECON		0	
DEPR	18	% GD	82
RCNLD			\$338,700