Key: 7183

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,337

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MASSARI JAMES M 26 HARWOOD DR POCASSET, MA 02559	34.0-99-0	26 HARWOOD DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MASSARI JAMES M	09/17/2020	QS	399,000	33266-297
MASTRIA RICHARD A III	10/16/2014	QS	285,000	28449-195
BOLTON ANNE M TR	12/14/2010	F	1	25084-147

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	%
11011	01/14/2011	15	INSULATE/WEA	2,000	07/25/2011	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,960	9 1.00	100 1.00	100 1.00	235,700	1.64	A 1.00	R04 1.00			186,520

TOTAL	20,952 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

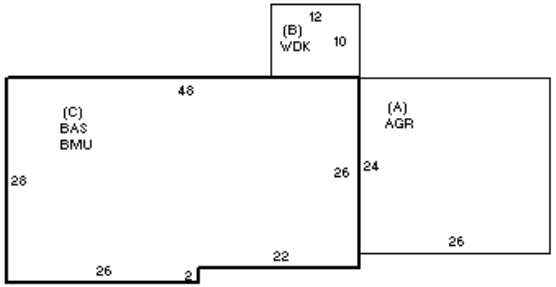
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	186,500	165,100
BUILDING	345,700	306,000
DETACHED	0	0
OTHER	0	0
TOTAL	**532,200**	**471,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/12/2011



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/22/2015	DB
LIST	7/22/2015	EST
REVIEW	5/18/2021	RP

YEAR BLT	1986	SIZE ADJ	1.015
NET AREA	1,300	DETAIL ADJ	1.000
$NLA(RCN)	$277	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	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	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	624		61.34	38,275
B	WDK	N	WOOD DECK	120		41.69	5,003
C	BMU	N	BSMT UNFINISHED	1,300		33.71	43,818
C	BAS	L	BASE AREA	1,300	1986	198.34	257,839
	F11	O	FPL 1S 1OP	1		8,459.70	8,460
	FIX	O	XTRA FIXTURES	3		2,247.00	6,741

TOTAL RCN	360,136

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U

EFF.YR/AGE	2015 / 7	
COND	4 4 %	
FUNC	0	
ECON	0	
DEPR	4	% GD 96
RCNLD		$345,700