Key: 7257

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,410

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDONNELL EDWARD **444 COUNTY RD** **POCASSET, MA 02559**	**34.2-54-0**	**444 COUNTY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCDONNELL EDWARD	06/23/2021	QS	395,000	34231-338
COLLINS AMBER E	09/01/2011	QS	237,500	25656-244
FURFEY JOHN F &	01/26/2005	F	100	19472-252

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

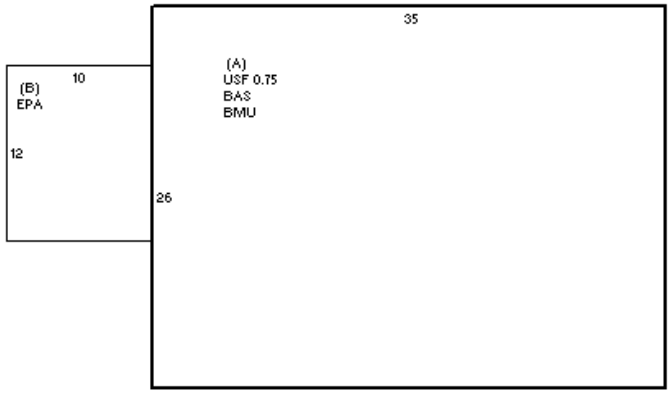
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13838	11/25/2013	15	INSULATE/WEA	2,000	12/11/2013		100	100
07122	03/26/2007	2	ADDITIONS	22,000	09/06/2007	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,200	9 1.00	100 1.00	100 1.00	223,915	3.07	A 1.00	R03 0.95			161,150

TOTAL	10,193 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	161,200	142,600
BUILDING	306,000	270,800
DETACHED	0	0
OTHER	0	0
TOTAL	**467,200**	**413,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/13/2012

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/13/2012	TL
LIST	2/13/2012	TL
REVIEW	3/20/2015	TL

YEAR BLT	1956	SIZE ADJ	1.010
NET AREA	1,593	DETAIL ADJ	1.000
$NLA(RCN)	$234	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	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	1	HARDWOOD	1.02
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	BMU	N	BSMT UNFINISHED	910		40.88	37,202
A	BAS	L	BASE AREA	910	1956	222.32	202,310
A	USF	L	UPPER STORY FIN	683	2007	121.90	83,259
B	EPA	N	ENCLOSED PORCH	120		92.23	11,068
	BMF	N	BSMT FINISH	455		49.12	22,350
	F21	O	FPL 2S 1OP	1		9,875.80	9,876
	FIX	O	XTRA FIXTURES	3		2,387.57	7,163

TOTAL RCN	373,227

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$306,000