

Key: 7261

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.414

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CORTESE SANDRA M 440 COUNTY RD POCASSET, MA 02559				34.2-55-3				440 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CORTESE SANDRA M				04/21/2020	QS	345,000	32844-117				
PATRUNO JAMES P &				09/14/2001	QS	235,000	14232-69				
ROBINSON STANLEY M JR &					XX		02961-0115				

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	%
17664	08/23/2017	3	ALT/RENO	2,138	06/18/2020		100	100
		3	ALT/RENO				100	100

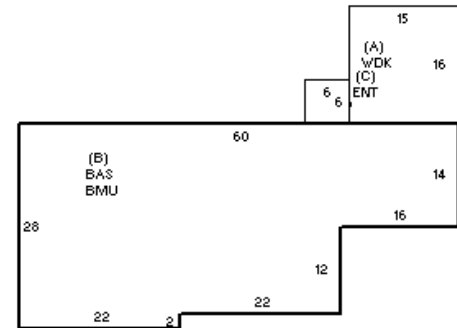
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,650 9		1.00 100	1.00 100	223,915	1.54	A	1.00 R03	0.95		179,710

TOTAL	22,651 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	179,700	159,100			
Infl1	AVG		BUILDING	276,100	244,400			
N_Index	AVG		DETACHED	2,300	2,200			
			OTHER	0	0			
			TOTAL	458,100	405,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 12 X 16		192	15.95	2,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/19/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/19/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/19/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1975	SIZE ADJ	1.015
NET AREA	1,412	DETAIL ADJ	1.000
\$NLA(RCN)	\$230	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	240		25.50	6,120
B	BMU	N	BSMT UNFINISHED	1,412		31.45	44,411
B	BAS	L	BASE AREA	1,412	1975	180.62	255,035
C	ENT	N	ENCLOSED ENTRY	36		83.22	2,996
	F11	O	FPL 1S 10P	1		7,894.10	7,894
	FIX	O	XTRA FIXTURES	4		2,096.60	8,386

TOTAL RCN	324,843
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$276,100