

Key: 7277

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.431

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GUSTAFSON KRISTEN L 411 COUNTY RD POCASSET, MA 02559				34.2-63-0				411 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GUSTAFSON KRISTEN L				02/16/2017	QS	267,250	30303-89				
VAN VLECK QUINCY H ETUX				09/08/2015	QS	220,000	29123-211				
SANO GERDA A TR OF THE SA				12/27/2007	F	100	22568-70				

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	%
09397	08/25/2009	4	DETACH.STRUC	2,000	05/11/2010		100	100
09189	05/15/2009	3	ALT/RENO	4,500	05/11/2010		100	100
910575	11/21/1991	6	FENCE	700	02/01/1992	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,500	9	1.00	100	1.00	100	1.00	223,915	2.99	A	1.00	R03	0.95			161,600

TOTAL	10,498 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	161,600	143,000			
Infl1	AVG		BUILDING	216,100	191,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	377,700	334,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/5/2006	TL
MODEL	1		RESIDENTIAL	LIST	1/5/2006	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	10/16/2008	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.020
NET AREA	960	DETAIL ADJ	1.000
\$NLA(RCN)	\$250	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	960		36.82	35,349
A	BAS	L	BASE AREA	960	1959	200.25	192,238
B	PTA	N	PATIO	320		13.73	4,394
	F11	O	FPL 1S 1OP	1		8,096.60	8,097

TOTAL RCN	240,077
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$216,100
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