

Key: 7309

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.462

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
AUSTIN CHARLES W PO BOX 1088 POCASSET, MA 02559-1088				35.0-8-0				541 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AUSTIN CHARLES W					XX		(60318)				

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	%
970604	12/04/1997	13	OTHER WOODSTOVE	90	04/10/2015 05/06/1998	TL JS	100 100	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	9	1.00	100	1.00	100	1.00	223,915	1.00	A	1.00	R03	0.95		205,570
200	A	1,840	9	1.00	100	1.00	100	1.00	89,490	1.00	A	1.00	R03	0.95		164,660
300	A	18,132	9	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00	R03	0.95		280,770

TOTAL	20.890 Acres	ZONING	1	FRNT	616	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE		LAND	651,000	575,800		
Infl1	AVG		BUILDING	40,100	35,500			
N_Index	AVG		DETACHED	1,000	900			
			OTHER	0	0			
				TOTAL	692,100	612,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	M	0.70 40 0.60	12 X 12		144	11.50	1,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/20/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/20/2018	BC
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/25/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1970	SIZE ADJ	1.015
NET AREA	1,050	DETAIL ADJ	1.000
\$NLA(RCN)	\$212	OVERALL	0.800
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	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	5	VINYL	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,050	1970	155.88	163,670
B	AGR	N	ATT GARAGE	552		50.19	27,702
C	LLU	N	LOWER LEVEL UNF	1,012		26.02	26,328
D	WDK	N	WOOD DECK	240		21.03	5,047
	F11	O	FPL 1S 10P			0.00	

TOTAL RCN	222,747
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	
ELECT	
EFF.YR/AGE	1967 / 55
COND	52 52 %
FUNC	30 uc
ECON	0
DEPR	82 % GD 18
RCNLD	\$40,100