

Key: 7399

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.556

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NEERMAN JENNIFER L 3 DANIEL WEBSTER LN POCASSET, MA 02559				35.0-123-0				3 DANIEL WEBSTER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEERMAN JENNIFER L				07/23/2009	QS	333,500	23911-277				
RAZON RYAN M ETUX				12/28/2006	QS	310,000	21655-269				
DEPASQUALE ALLISON				12/20/2006	N		21632-250				

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	%
17088	02/03/2017	14	SOLAR	20,000			100	100
11142	04/04/2011	4	DETACH.STRUC	3,000	07/25/2011		100	100
970408	08/18/1997	1	NEW CONSTRUC	80,000	01/05/1998	JC	100	100

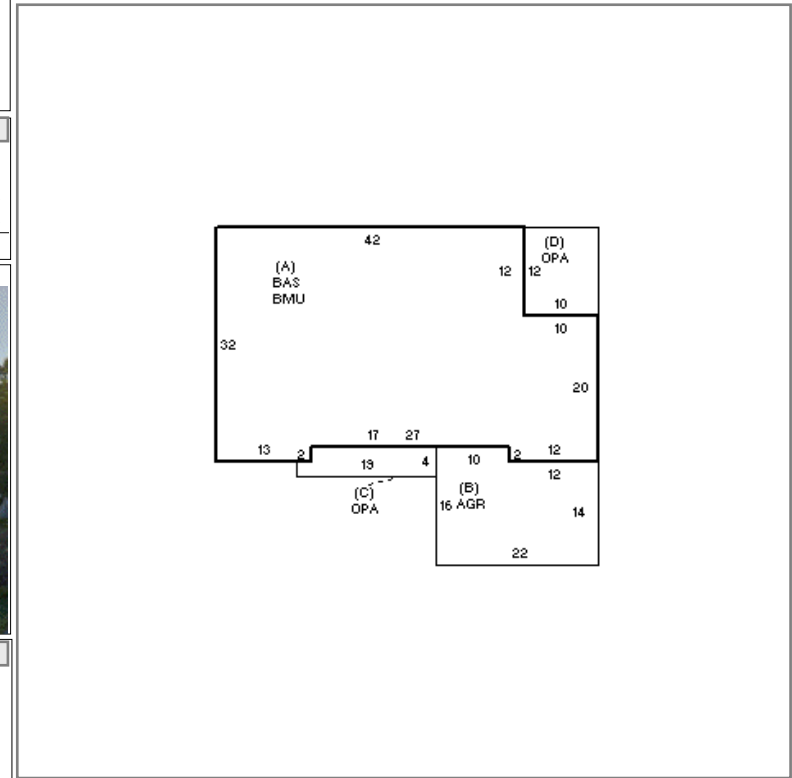
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,789	11	1.00	100	1.00	100	1.00				184,680

TOTAL	19,776 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	184,700	163,400			
Infl1	AVG		BUILDING	331,900	297,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	516,600	460,700			

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



BUILDING	CD	ADJ	DESC	MEASURE	8/23/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/23/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/23/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1997	SIZE ADJ	1.015
NET AREA	1,490	DETAIL ADJ	1.000
\$NLA(RCN)	\$275	OVERALL	1.010

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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,490		32.75	48,797
A	BAS	L	BASE AREA	1,490	1997	188.07	280,222
B	AGR	N	ATT GARAGE	328		71.55	23,469
+	OPA	N	OPEN PORCH	192		67.00	12,865
	BMF	N	BSMT FINISH	745		44.92	33,463
	FIX	O	XTRA FIXTURES	5		2,183.16	10,916

TOTAL RCN	409,731
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2000 / 22	
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$331,900