Key: 7770

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,929

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRANCIS MILTON C JR & VICKIE B FRANCIS PO BOX 894 POCASSET, MA 02559	37.4-48-0	20 RICHMOND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRANCIS MILTON C JR &	07/29/2021	F	1	34336-312
FRANCIS MILTON C JR &	01/22/1993	A	1	8416-265

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	%
EXB-21-335	05/12/2021	3	ALT/RENO	2,000			100	100
02142	03/25/2002	3	ALT/RENO	2,500	02/26/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,400	11 1.00	100 1.00	100 1.00	707,100	8.64	A 1.00	BG- 3.00			476,880

TOTAL	3,398 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

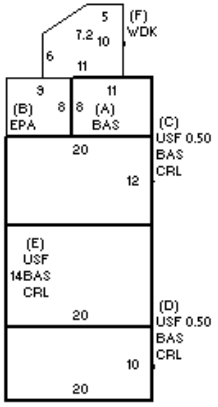
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	476,900	422,100
BUILDING	194,200	171,900
DETACHED	7,200	6,900
OTHER	0	0
TOTAL	**678,300**	**600,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	10 X 18		180	53.31	7,200

PHOTO 09/05/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/16/2021	RP
LIST	4/16/2021	EST
REVIEW	8/19/2022	RP

YEAR BLT	1920	SIZE ADJ	1.015
NET AREA	1,308	DETAIL ADJ	1.000
$NLA(RCN)	$206	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	5	OTHER	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	808	1920	205.30	165,886
B	EPA	N	ENCLOSED PORCH	72		104.97	7,558
+	CRL	N	BSMT CRAWL	720		26.60	19,149
+	USF	L	UPPER STORY FIN	500	1920	113.92	56,958
F	WDK	N	WOOD DECK	98		45.55	4,464
	F21	O	FPL 2S 1OP	1		9,120.00	9,120
	FIX	O	XTRA FIXTURES	3		2,204.83	6,615

TOTAL RCN	269,750

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

EFF.YR/AGE	1991 / 31	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$194,200