Key: 7841

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,002

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RANDO JOHN A JR 2 NAVAJO RD POCASSET, MA 02559	38.1-22-0	2 NAVAJO RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RANDO JOHN A JR	09/09/2002	N	200,000	15569-336
BAINES HARRY A JR		XX		0776+-0416+

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-23-184	03/31/2023	3	ALT/RENO	8,200			0	0
EXB-20-44	06/12/2020	3	ALT/RENO	10,550			100	100

LAND

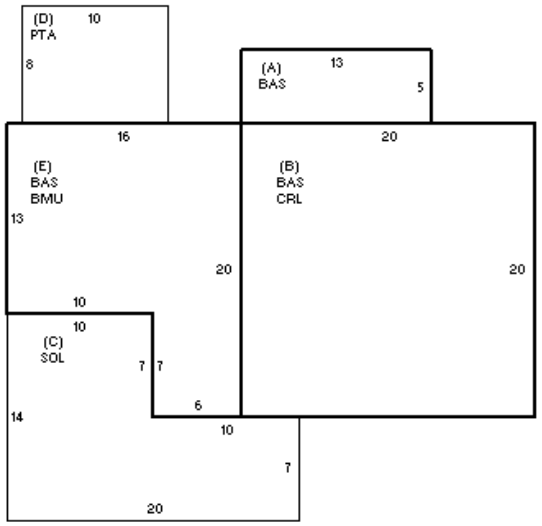
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,400	11 1.00	100 1.00	100 1.00	707,100	4.73	A 1.00	BG- 3.00			491,000

TOTAL	6,403 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	491,000	434,600
BUILDING	114,100	101,000
DETACHED	0	0
OTHER	0	0
TOTAL	**605,100**	**535,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/02/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/2/2008	JH
LIST	9/2/2008	JH
REVIEW	9/10/2008	ER

YEAR BLT	1948	SIZE ADJ	1.020
NET AREA	715	DETAIL ADJ	1.000
$NLA(RCN)	$200	OVERALL	0.700

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	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	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	3	WOOD PANEL	0.98
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	715	1948	147.28	105,304
B	CRL	N	BSMT CRAWL	400		24.46	9,784
C	SOL	N	SOLARIUM	210		61.57	12,931
D	PTA	N	PATIO	80		10.39	831
E	BMU	N	BSMT UNFINISHED	250		43.83	10,958
	MST	O	MAS/METAL STACK	1		2,849.60	2,850

TOTAL RCN	142,657

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$114,100