Key: 7852

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,013

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PRICE WENDEL S & ELAINE M PRICE 746 SHORE RD POCASSET, MA 02559-1736	38.1-33-0	746 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PRICE WENDEL S &	08/22/1997	QS	320,000	10913-127

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-20-363	10/15/2020	3	ALT/RENO	1,275			100	100
07218	05/07/2007	2	ADDITIONS	50,000	10/04/2007	JB	100	100
04847	11/18/2004	2	ADDITIONS	19,000	10/04/2007	JB	100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,776	11 1.00	100 1.00	100 1.00	942,800	2.92	A 1.00	REX 4.00			682,140

TOTAL	10,759 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

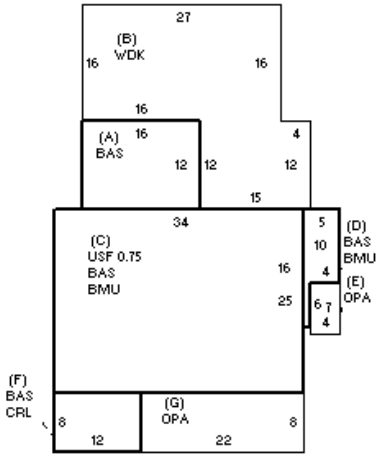
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	682,100	603,700
BUILDING	374,400	331,300
DETACHED	0	0
OTHER	0	0
TOTAL	**1,056,500**	**935,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/28/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/20/2020	RP
LIST	11/20/2020	EST
REVIEW	11/20/2020	RP

YEAR BLT	1966	SIZE ADJ	1.010
NET AREA	1,832	DETAIL ADJ	1.000
$NLA(RCN)	$265	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	67	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,098	1966	225.97	248,120
B	WDK	N	WOOD DECK	612		25.14	15,388
+	BMU	N	BSMT UNFINISHED	906		42.92	38,890
C	USF	L	UPPER STORY FIN	638	1966	128.00	81,662
+	OPA	N	OPEN PORCH	204		69.28	14,133
F	CRL	N	BSMT CRAWL	96		40.33	3,872
F	BAS	L	BASE AREA	96	2007	225.98	21,694
	BMF	N	BSMT FINISH	776		51.58	40,023
	F12	O	FPL 1S 2OP	1		9,911.60	9,912
	FIX	O	XTRA FIXTURES	5		2,506.86	12,534

TOTAL RCN	486,226

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$374,400