Key: 7924

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,086

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCONNELL LINDA M P O BOX 790 POCASSET, MA 02559-0790	38.2-52-0	10 ENTERPRISE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCONNELL LINDA M	09/24/1998	QS	138,000	(150242)

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,280	11 1.00	100 1.00	100 1.00	271,055	2.28	A 1.00	R07 1.15			202,440

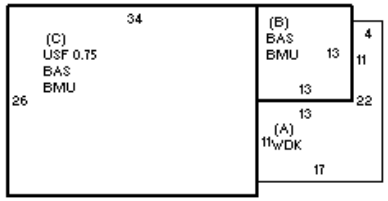
TOTAL	14,288 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	Rear Yard Slopes Severly Downward		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	202,400	171,400
BUILDING	279,300	250,400
DETACHED	0	0
OTHER	0	0
TOTAL	**481,700**	**421,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/24/2013



BUILDING

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

MEASURE	10/31/2023	SL
LIST	10/31/2023	VER
REVIEW	10/31/2023	SL

BLDG COMMENTS

YEAR BLT	1971	SIZE ADJ	1.010
NET AREA	1,716	DETAIL ADJ	1.000
$NLA(RCN)	$214	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	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	35	W/W-VINYL	1.00
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	WDK	N	WOOD DECK	231		28.51	6,587
+	BMU	N	BSMT UNFINISHED	1,053		40.14	42,272
+	BAS	L	BASE AREA	1,053	1971	211.34	222,536
C	USF	L	UPPER STORY FIN	663	1971	119.70	79,364
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN	367,490

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$279,300