Key: 7925

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,087

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GIBSON JORDAN & ROBERT GIBSON 6 MILL WHEEL LANE POCASSET, MA 02559	38.2-53-0	6 MILL WHEEL LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GIBSON JORDAN &	03/11/2022	QS	575,000	(229382)
MCCANN RICHARD E	03/07/2022	F	1	(75261)
MCCANN RICHARD E &		XX		(75261)

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	%
		3	ALT/RENO		05/08/2023	TL	100	100
18971	11/01/2018	15	INSULATE/WEA	5,465			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,710	11 1.00	100 1.00	100 1.00	271,055	2.10	A 1.00	R07 1.15			205,010

TOTAL	15,725 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

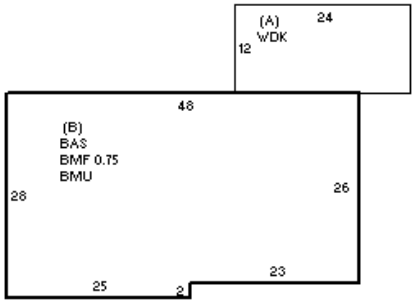
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	205,000	173,600
BUILDING	292,700	255,300
DETACHED	0	0
OTHER	0	0
TOTAL	**497,700**	**428,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/08/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/22/2020	RP
LIST	12/22/2020	RP
REVIEW	5/8/2023	TL

YEAR BLT	1971	SIZE ADJ	1.015
NET AREA	1,298	DETAIL ADJ	1.000
$NLA(RCN)	$289	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	75	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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	288		27.88	8,029
B	BMU	N	BSMT UNFINISHED	1,298		34.39	44,635
B	BMF	N	BSMT FINISH	974		37.36	36,389
B	BAS	L	BASE AREA	1,298	1971	202.34	262,643
	BMG	O	BSMT GARAGE	1		7,672.60	7,673
	F12	O	FPL 1S 2OP	1		9,063.40	9,063
	FIX	O	XTRA FIXTURES	3		2,292.40	6,877

TOTAL RCN	375,310

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$292,700