Key: 7942

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,104

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NOE MICHAEL C 630 COUNTY RD POCASSET, MA 02559	38.2-72-0	630 COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NOE MICHAEL C	06/24/2022	QS	600,000	(230328)
BAY FLOW LLC	02/11/2022	O	285,000	(229122)
BERGMAN ADRIENNE R &	01/18/2018	F	10	(215196)

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		03/22/2023	TL	100	100
M-22-37	07/18/2022	3	ALT/RENO	8,900	03/22/2023	SL	100	100
EXB-22-389	06/27/2022	3	ALT/RENO	20,000	03/22/2023	SL	100	100
14612	07/24/2014	15	INSULATE/WEA	3,239	09/03/2014		100	100
14547	07/14/2014	3	ALT/RENO	3,500	09/03/2014		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,250	11 1.00	100 1.00	100 1.00	223,915	2.81	A 1.00	R03 0.95			162,710

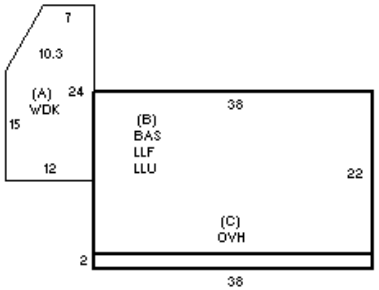
TOTAL	11,238 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	Previously #632, changed per Engineer for FY 2008		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	162,700	144,000
BUILDING	272,900	197,900
DETACHED	0	0
OTHER	0	0
TOTAL	**435,600**	**341,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/22/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/22/2023	SL
LIST	5/3/2022	EST
REVIEW	5/5/2023	TL

YEAR BLT	1970	SIZE ADJ	1.010
NET AREA	1,748	DETAIL ADJ	1.000
$NLA(RCN)	$163	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	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	4	VINYL	1.00
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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	266		27.99	7,445
B	LLU	N	LOWER LEVEL UNF	836		34.63	28,947
B	LLF	L	LOWER LEVEL FIN	836	1970	58.93	49,263
B	BAS	L	BASE AREA	836	1970	214.31	179,162
C	OVH	L	OVERHANG	76	1970	195.72	14,875
	FIX	O	XTRA FIXTURES	2		2,301.35	4,603

TOTAL RCN	284,293

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	G
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2015 / 7	
COND	4 4 %	
FUNC	0	
ECON	0	
DEPR	4	% GD 96
RCNLD		$272,900