Key: 7943

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,105

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOISVERT HERVE E &	38.2-73-0	634 COUNTY RD
WALLIS BOISVERT		
PO BOX 63		
POCASSET, MA 02559-0063		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOISVERT HERVE E &		XX		00318-0025

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

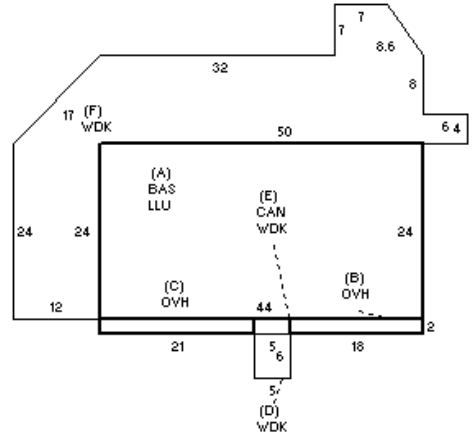
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
980160	04/06/1998	3	ALT/RENO	2,400	02/12/1999	JS	100	100
900105	03/26/1990	9	DECK	3,500	11/18/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,600	11 1.00	100 1.00	100 1.00	223,915	2.54	A 1.00	R03 0.95			164,730

TOTAL	12,589 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	164,700	145,800
BUILDING	254,400	228,200
DETACHED	0	0
OTHER	0	0
TOTAL	419,100	374,000



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/14/2010

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	10/5/2023	SL
LIST	10/5/2023	VER
REVIEW	10/5/2023	SL

YEAR BLT	1971	SIZE ADJ	1.005
NET AREA	2,046	DETAIL ADJ	1.000
$NLA(RCN)	$164	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	85	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	2	CLAPBOARD	1.00
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	LLU	N	LOWER LEVEL UNF	1,056		32.84	34,682
A	BAS	L	BASE AREA	1,056	1971	196.78	207,804
+	OVH	L	OVERHANG	78	1971	185.65	14,481
+	WDK	N	WOOD DECK	1,019		21.90	22,312
E	CAN	N	CANOPY	10		15.89	159
	LLF	L	LOWER LEVEL FIN	912	1971	55.89	50,976
	FIX	O	XTRA FIXTURES	2		2,182.95	4,366

TOTAL RCN	334,780

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		$254,400