Key: 7955

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,117

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DESROCHES RAYMOND N RICHARD A MEANY 8 PENINSULA CIRCLE POCASSET, MA 02559-1902	38.2-86-0	8 PENINSULA CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DESROCHES RAYMOND N	12/21/1993	F	1	(132397)

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	%
04344	05/24/2004	9	DECK		07/26/2004	JS	100	100
03597	08/29/2003	2	ADDITIONS	25,000	07/26/2004	JS	100	100
980123	03/20/1998	3	ALT/RENO	42,000	02/02/1999	JS	100	100
960333	07/23/1996	4	DETACH.STRUC	1,533	07/28/1997	JC	100	100

LAND

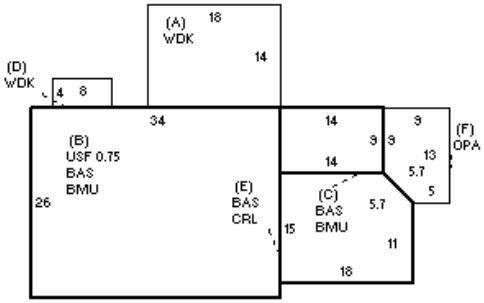
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,810	11 1.00	100 1.00	100 1.00	424,260	1.48	A 1.00	R09 1.80			343,770

TOTAL	23,827 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	343,800	278,900
BUILDING	385,800	341,400
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**731,700**	**622,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	10 X 12		120	19.71	2,100

PHOTO 11/30/2011

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	7/5/2017	DB
LIST	2/9/2022	EST
REVIEW	2/9/2022	TL

YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,935	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	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
+	WDK	N	WOOD DECK	284		31.31	8,892
+	BMU	N	BSMT UNFINISHED	1,010		44.09	44,526
+	BAS	L	BASE AREA	1,010	1972	227.26	229,538
B	USF	L	UPPER STORY FIN	663	1972	131.45	87,155
E	CRL	N	BSMT CRAWL	262		41.42	10,852
E	BAS	L	BASE AREA	262	2003	227.26	59,543
F	OPA	N	OPEN PORCH	109		82.95	9,042
	F21	O	FPL 2S 1OP	1		10,649.80	10,650
	FIX	O	XTRA FIXTURES	4		2,574.50	10,298

TOTAL RCN	470,495

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$385,800