

Key: 7975

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.137

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BUCKOFF STEPHEN 656 COUNTY RD POCASSET, MA 02559				38.2-107-0				656 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BUCKOFF STEPHEN				12/29/2008	QS	315,000	23339-283				
GOUDREAU JOANNE E				12/03/1993	F	1	08924-00080				
OLMSTED JOANNE GOUDREAU				12/06/1991	QS	110,000	N/A-N/A				


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	%
B-20-366	11/20/2020	9	DECK	15,000	10/05/2023	SL	100	100
19754	08/15/2019	14	SOLAR	39,000			100	100
1691079	12/20/2016	2	ADDITIONS	145,000	10/05/2023	SL	100	100
04036	01/26/2004	10	WOODSTOVE	800	02/24/2004	TL	100	100
990210	04/30/1999	4	DETACH.STRUC	1,450	10/03/2000	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	223,915	1.00	A	1.00	R03	0.95		205,570
300	A	0.002	11	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00	R03	0.95		30

DETACHED

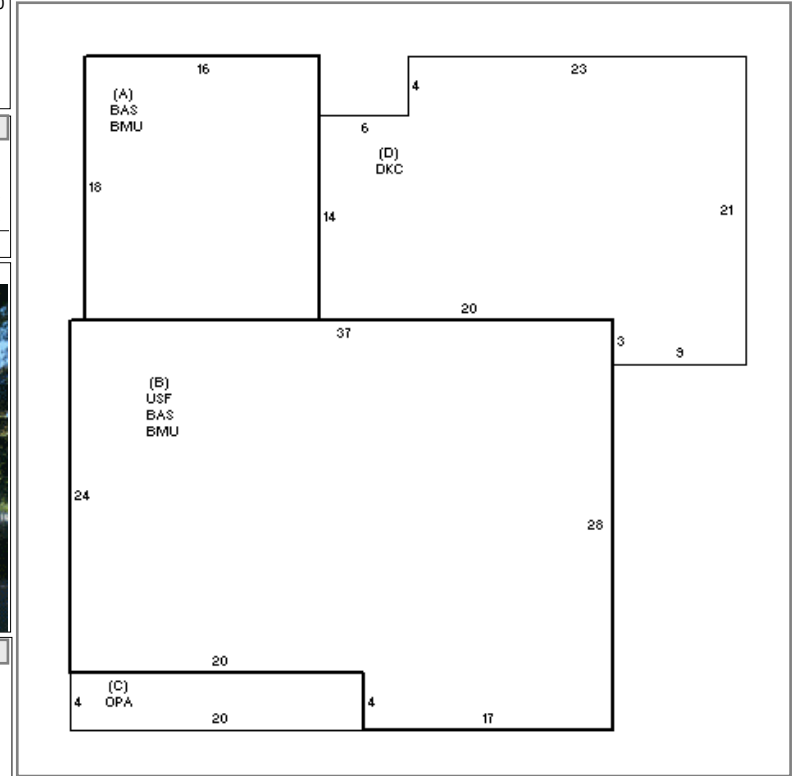
TOTAL	40,075 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE DRAIN EASEMENT	LAND	205,600	182,000			
Infl1	AVG		BUILDING	434,500	193,400			
N_Index	AVG		OTHER	0	0			
			TOTAL	640,100	375,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/05/2023
SHF	A	1.00	10 0.90 8 X 12			0.00			

BUILDING	CD	ADJ	DESC	MEASURE	10/30/2023	SL
MODEL	1		RESIDENTIAL	LIST	10/30/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/30/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1966	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	462,247
NET AREA	2,200	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,244		34.35	42,736		
\$NLA(RCN)	\$210	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	288	1995	202.15	58,218		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	956	1966	202.15	193,252		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	956	2016	115.76	110,669		
				FLOOR COVER	13	HARDWOOD-W/W	1.00	C	OPA	N	OPEN PORCH	80		77.28	6,182		
				INT. FINISH	2	DRYWALL	1.00	D	DKC	N	DECK-COMPOSITE	525		67.52	35,448		
				HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	5		2,290.06	11,450		
				FUEL SOURCE	1	OIL	1.00		MST	O	MAS/METAL STACK	1		4,291.70	4,292		
				USE	0		1.00										



COND	6	%	GD	94
EFF.YR/AGE	2013 / 9			
COND	6	%	GD	94
FUNC	0			
ECON	0			
DEPR	6	%	GD	94
RCNLD	\$434,500			