

Key: 8043

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.206

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RHODES LAURA ET VIR DONALD M RHODES 22 WENAUMET BLUFFS DR POCASSET, MA 02559				38.3-62-0				22 WENAUMET BLUFFS DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RHODES LAURA ET VIR				07/09/2012	F	100	26484-131				
RHODES LAURA				06/27/2012	F		26451-60+61				
MCCALLUM WILLIAM SHAW JR				12/30/1996	XX		10548-338				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,990	11	1.00	100	1,414,200	2.87	A	1.00	BSP	6.00	1,025,220

TOTAL	10,977 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	1,025,200	907,300			
Infl1	AVG		BUILDING	333,700	250,300			
N_Index	AVG		DETACHED	8,100	10,800			
			OTHER	0	0			
			TOTAL	1,367,000	1,168,400			

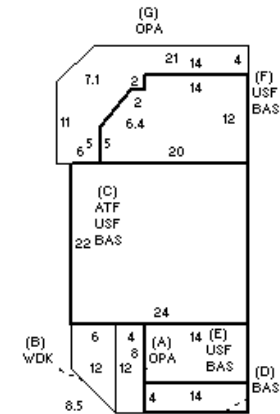
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	20 X 20		400	40.60	8,100



BUILDING	CD	ADJ	DESC	MEASURE	3/3/2023	TL
MODEL	1		RESIDENTIAL	LIST	3/3/2023	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/3/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	+	OPA	N	OPEN PORCH	234		70.73	16,551
EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	54		64.50	3,483
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	914	1986	238.34	217,844
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	858	1986	129.38	111,012
FLOOR COVER	1	HARDWOOD	1.02	C	ATF	N	ATTIC FINISH	528		74.61	39,395
INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP		2		10,587.55	21,175
HEATING/COOLING	11	HT WATER CL AIR	1.05	FIX	O	XTRA FIXTURES		3		2,559.63	7,679
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

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-21-262	08/25/2021	3	ALT/RENO		03/03/2023	TL	100	100
		9	DECK	21,000	03/03/2023	TL	100	100



YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,772	DETAIL ADJ	1.000
\$NLA(RCN)	\$235	OVERALL	1.190
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

TOTAL RCN	417,140
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$333,700