

Key: 8069

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.234

LEG  
AL  
LAND

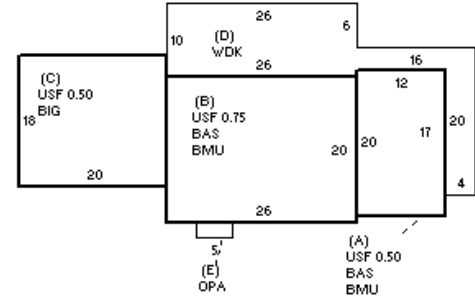
CURRENT OWNER				PARCEL ID				LOCATION			
SEASTRAND KRISTIN A 4 WENAUMET BLUFFS DR POCASSET, MA 02559				38.3-89-0				4 WENAUMET BLUFFS DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SEASTRAND KRISTIN A				09/23/2022	QS	1,115,000	35385-192				
MCDONALD SIDNEY				05/13/2011	F	1	25446-104				
MCDONALD SIDNEY				05/13/2011	N		25446-99/100				

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	%
16847		3	ALT/RENO		04/19/2023	TL	100	100
200440	10/03/2016	12	CYCLICAL		03/29/2018	DB	100	100
980379	07/18/2000	4	DETACH.STRUC	80,000	05/30/2018	TL	100	100
	07/01/1998	3	ALT/RENO	25,000	12/02/2002	TL	100	100
		9	DECK	8,000	02/09/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,800	11	1.00	DCK 1.00	100	1.00	942,800	6.20	A	1.00	REX 4.00	644,630

TOTAL	4,792 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Chapter 91 License #98-2 & 98-2B Expires 2094	LAND	644,600	570,500			
Infl1	DOCK		BUILDING	380,400	325,700			
N_Index	AVG		DETACHED	36,200	34,500			
			OTHER	0	0			
		<b>TOTAL</b>		<b>1,061,200</b>	<b>930,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	V	1.30	10 0.90 3X48		144	235.56	30,500
FLD	V	1.30	10 0.90 4X20		80	78.52	5,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/30/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/30/2018	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	4/19/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1880	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	422,700		
NET AREA	1,450	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	760		60.27	45,806	CONDITION ELEM	CD		
\$NLA(RCN)	\$292	OVERALL	1.290	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	760	1880	270.08	205,263	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	690	1880	142.37	98,235	INTERIOR	G	
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	360		115.93	41,736	KITCHEN	G			
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	376		27.97	10,515	BATHS	G			
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	10		124.52	1,245	HEAT	U			
BATHROOMS	1	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05	F21	O	FPL 2S 1OP	1		11,534.10	11,534	ELECT	U				
FIXTURES	8	1.00	FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	3		2,788.47	8,365						
GARAGE CAPACITY	1	1.00	USE	0		1.00													
% BSMT FINISH	0	1.00																	
# OF HALF BATHS	1	1.00																	
# OF UNITS	1	1.00																	
																EFF.YR/AGE	2009 / 13		
																COND	10 10 %		
																FUNC	0		
																ECON	0		
																DEPR	10	% GD	90
																RCNLD	\$380,400		