

Key: 8109

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.275

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CARDOZA JOHN P PO BOX 3086 POCASSET, MA 02559-3086				38.3-130-0				18 NORTH SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARDOZA JOHN P CARDOZA JOHN P &				11/13/2006	F XX	1 21517-225	04853-00151				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
10582	09/28/2010	3	ALT/RENO	1,200	11/29/2010		100
910266	06/07/1991	6	FENCE	100	02/01/1992	HS	100

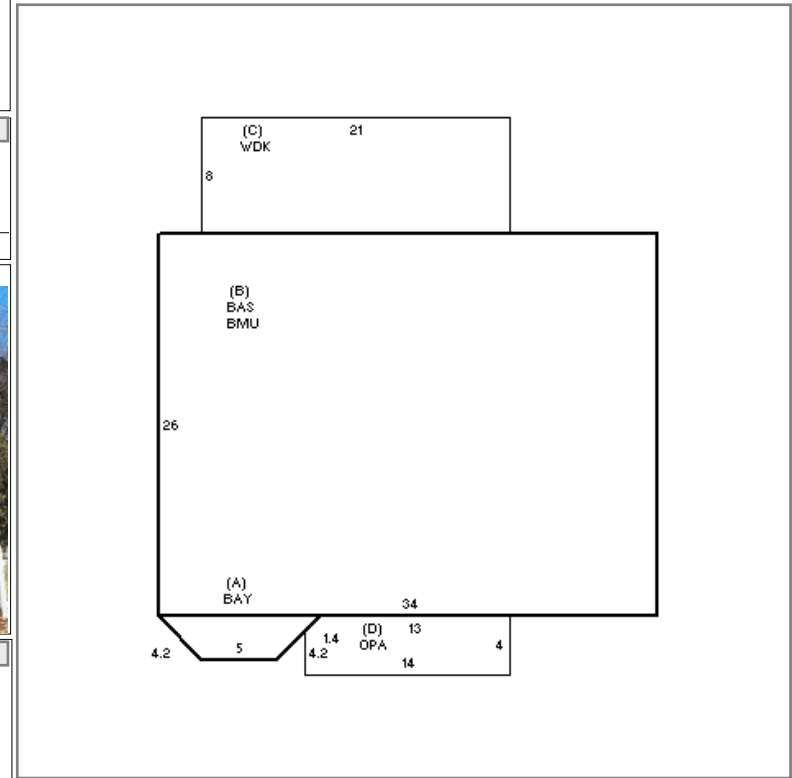
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	9,850	11	1.00	100	1.00	100	1.00	589,250	3.17	A	1.00	BA+	2.50								422,700

TOTAL	9,845 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	422,700	329,200			
Infl1	AVG		BUILDING	173,900	153,900			
N_Index	AVG		DETACHED	15,700	15,000			
			OTHER	0	0			
			TOTAL	612,300	498,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 24 X 24		576	36.34	15,700



BUILDING	CD	ADJ	DESC	MEASURE	3/19/2003	TL
MODEL	1		RESIDENTIAL	LIST	3/19/2003	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	3/19/2003	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1952	SIZE ADJ	1.020
NET AREA	908	DETAIL ADJ	1.000
\$NLA(RCN)	\$252	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BAY	L	BAYWINDOW	24	1952	186.55	4,477
EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	884		37.57	33,209
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	884	1952	204.29	180,595
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	168		36.03	6,054
FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	56		78.96	4,422
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	228,756
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	\$173,900