Key: 8121

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,287

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANDERSON DANA W &	38.3-145-0	12 ROBIN LN
C/O CARLETON MICHELLE TRS		
12 ROBIN LANE		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARLETON MICHELLE TRS	02/06/2023	F	100	35627-316
ANDERSON DANA W &	09/19/2005	QS	352,500	20270-40
PICA PATRICIA & NANCY AVE	04/13/2005	F	1	19717-210

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	%
EXB-23-407	07/10/2023	14	SOLAR	38,699			100	100
18626	07/31/2018	2	ADDITIONS	72,315	06/21/2019	TL	100	100
15801	09/09/2015	2	ADDITIONS	18,500	05/11/2016	SW	100	100
07387	07/03/2007	3	ALT/RENO	25,000	11/05/2008	DB	100	100
07121	03/22/2007	9	DECK		11/05/2008	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,050	11 1.00	100 1.00	100 1.00	589,250	2.31	A 1.00	BA+ 2.50			439,170

TOTAL	14,070 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

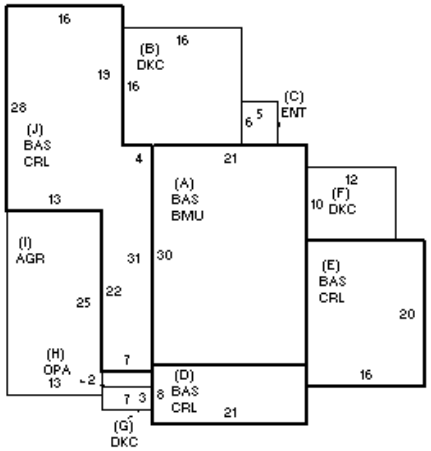
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	439,200	342,000
BUILDING	466,700	413,000
DETACHED	2,800	2,600
OTHER	0	0
TOTAL	**908,700**	**757,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12 X 16	2007	192	15.95	2,800

PHOTO 08/13/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/8/2019	TL
LIST	8/8/2019	TL
REVIEW	8/8/2019	TL

YEAR BLT	1955	SIZE ADJ	1.010
NET AREA	1,756	DETAIL ADJ	1.000
$NLA(RCN)	$266	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	1	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	630		49.79	31,370
+	BAS	L	BASE AREA	798	1955	191.59	152,887
+	DKC	N	DECK-COMPOSITE	397		67.92	26,964
C	ENT	N	ENCLOSED ENTRY	30		91.44	2,743
+	CRL	N	BSMT CRAWL	1,126		22.01	24,786
E	BAS	L	BASE AREA	320	2015	191.59	61,308
H	OPA	N	OPEN PORCH	14		102.84	1,440
I	AGR	N	ATT GARAGE	325		75.50	24,538
J	BAS	L	BASE AREA	638	2018	191.59	122,233
	FIX	O	XTRA FIXTURES	5		2,303.60	11,518
	GFP	O	GAS FIREPLACE	1		6,922.90	6,923

TOTAL RCN	466,709

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

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$466,700