Key: 8138

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,304

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OCONNOR COLLINS C JR AND KIMBERLY A OCONNOR 9 HARBOR VIEW RD POCASSET, MA 02559	38.3-164-0	9 HARBOR VIEW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OCONNOR COLLINS C JR AND	06/29/1998	QS	101,000	11531-139
HUNT, ANDREW ETAL	05/31/1994	QS	110,000	N/A-N/A
PRICE MICHAEL L &	01/12/1990	QS	125,500	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

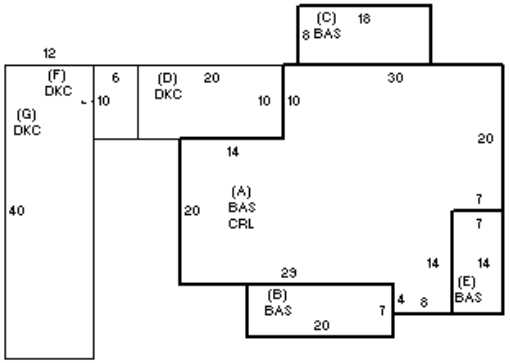
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-20-187	07/15/2020	2	ADDITIONS	20,000	04/04/2022	TL	100	100
16275	04/19/2016	14	SOLAR	11,000			100	100
13450	07/15/2013	3	ALT/RENO	3,000			100	100
02595	09/09/2002	3	ALT/RENO	10,000	02/26/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,088	11 1.00	100 1.00	100 1.00	377,120	4.95	A 1.00	BAV 1.60			261,080

TOTAL	6,098 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	261,100	231,100
BUILDING	357,900	316,800
DETACHED	0	0
OTHER	0	0
TOTAL	**619,000**	**547,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/21/2022

BLDG COMMENTS

BUILDING

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

MEASURE	3/23/2021	TL
LIST	4/21/2022	EST
REVIEW	4/21/2022	TL

YEAR BLT	1935	SIZE ADJ	1.010
NET AREA	1,524	DETAIL ADJ	1.000
$NLA(RCN)	$240	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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
FOUNDATION	3	FOUN. WALL	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	1,142		20.35	23,238
A	BAS	L	BASE AREA	1,142	1935	183.44	209,484
+	BAS	L	BASE AREA	382	2020	183.44	70,073
+	DKC	N	DECK-COMPOSITE	740		62.04	45,910
	F11	O	FPL 1S 1OP	1		8,017.20	8,017
	FIX	O	XTRA FIXTURES	4		2,129.28	8,517

TOTAL RCN	365,239
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2017 / 5		
COND	2 2 %		
FUNC	0		
ECON	0		
DEPR	2	% GD	98
RCNLD	$357,900		