

Key: 8150

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.313

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PRINCE DOUGLAS S ETUX DIANA M PRINCE 40 COVE LANE POCASSET, MA 02559				38.3-176-0				40 COVE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PRINCE DOUGLAS S ETUX				07/27/2009	O	415,000		23919-175			
WIER PETER A &				06/24/1999	QS	235,000		12359-135			
CAPPELLO RICHARD P &				01/20/1988	XX	6148-24					

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-22-35	03/29/2022	9	DECK	2,500	11/21/2022	SL	100	100
H753	09/24/2020	2	ADDITIONS		06/24/2021	TL	100	100
191011	10/25/2019	2	ADDITIONS	65,000	06/24/2021	TL	100	100
		13	OTHER		12/28/2018	TL	100	100
09405	08/27/2009	3	ALT/RENO	4,000	11/10/2009	TL	100	100

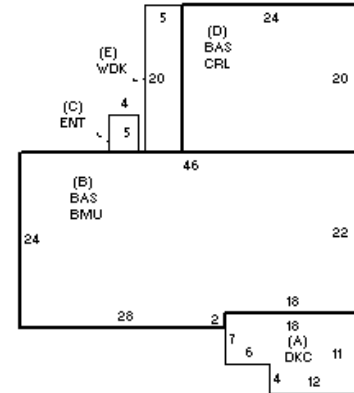
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	10,000	11	1.00	100	1.00	100	1.00	707,100	3.13	A	1.00	BG-	3.00								507,960

TOTAL	10,019 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E View of Bassett's Island & Buzzards Bay				LAND	508,000	449,600
Infl1	AVG		BUILDING	393,300	346,300			
N_Index	AVG		DETACHED	2,000	1,900			
			OTHER	0	0			
						<b>TOTAL</b>	<b>903,300</b>	<b>797,800</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/21/2022
SHF	G	1.20	10 0.90	8 X 14		112	19.71	2,000	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/21/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/21/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/21/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1969	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	397,289		
NET AREA	1,548	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	DKC	N	DECK-COMPOSITE	174		67.92	11,818	CONDITION ELEM	CD		
\$NLA(RCN)	\$257	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,068		39.44	42,127	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,068	1969	198.44	211,938	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ENT	N	ENCLOSED ENTRY	20		123.53	2,471	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.02	D	CRL	N	BSMT CRAWL	480		27.79	13,339	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	480	2020	198.44	95,253	HEAT	U		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	E	WDK	N	WOOD DECK	100		47.60	4,760	ELECT	U		
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		8,673.20	8,673					
				USE	0		1.00	FIX	O	XTRA FIXTURES	3		2,303.67	6,911					
																	EFF.YR/AGE	2019 / 3	
																	COND	2 2 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	1 % GD 99	
																	RCNLD	\$393,300	