Key: 8217

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,377

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TERRA DONNA 5 RIVER RD POCASSET, MA 02559	38.3-244-0	5 RIVER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TERRA DONNA	04/01/2011	QS	166,500	25355-166
CAHIR JOHN & KATHERINE BA	02/03/2011	N		25234-113
THOMA PATRICIA C ET ALS T		X		11715-130

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	%
19818	09/09/2019	15	INSULATE/WEA	6,100			100	100
19131	03/07/2019	3	ALT/RENO	16,150			100	100
17721	09/07/2017	3	ALT/RENO	2,966			100	100
11725	11/16/2011	10	WOODSTOVE		12/28/2012		100	100

LAND

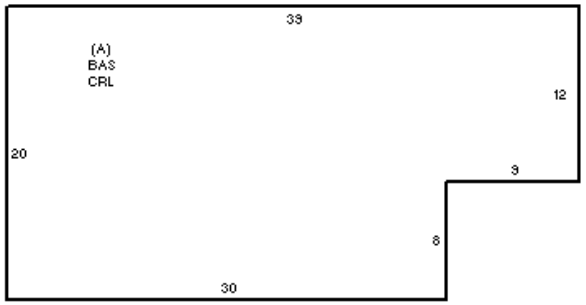
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,500	11 1.00	100 1.00	100 1.00	377,120	4.66	A 1.00	BAV 1.60			262,120

TOTAL 6,490 SF ZONING 1 FRNT 0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	262,100	232,000
BUILDING	133,100	117,800
DETACHED	0	0
OTHER	0	0
TOTAL	**395,200**	**349,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	6 X 8			0.00	

PHOTO 04/15/2021

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	7/30/2015	DB
LIST	7/30/2015	EST
REVIEW	3/22/2018	TL

YEAR BLT	1945	SIZE ADJ	1.020
NET AREA	708	DETAIL ADJ	1.000
$NLA(RCN)	$235	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	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
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	5	VINYL	1.00
INT. FINISH	5	OTHER	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	708		25.42	17,995
A	BAS	L	BASE AREA	708	1945	204.09	144,493
	MST	O	MAS/METAL STACK	1		3,948.70	3,949

TOTAL RCN 166,437

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

EFF.YR/AGE 1999 / 23

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $133,100