

Key: 8263

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.422

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ANDERSON BRIAN J & NANCY S ANDERSON 346 EAST RIDING DRIVE CARLISLE, MA 01741				38.3-295-0				55 POCAHONTAS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ANDERSON BRIAN J & ANDERSON GERALD R TRS				02/01/2018	A	312,500	31062-166				
ANDERSON GERALD R &				04/12/2016	F	100	29573-165				
					XX		01982-0071				

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 %
GF-21-477	11/08/2021	3	ALT/RENO	23,840			100 100
		12	CYCLICAL		02/20/2018	DB	100 100
980270	06/01/1998	4	DETACH.STRUC	1,000	02/11/1999	JS	100 100

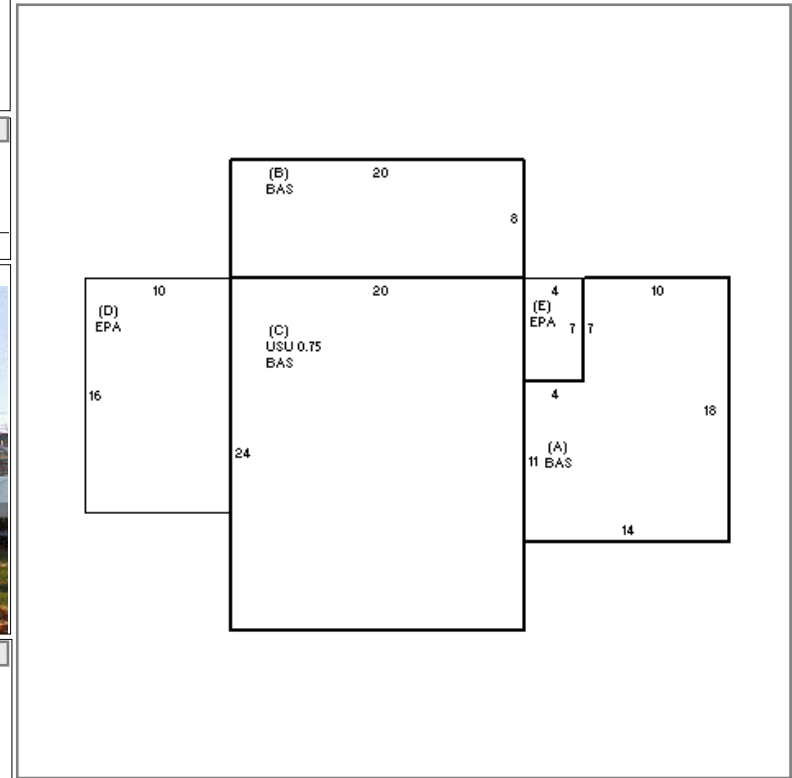
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,300	11	1.00	100	589,250	5.65	A	1.00	BA+	2.50	404,850

TOTAL	5,314 SF	ZONING	1	FRNT	0	ASSESSED	404,900	CURRENT	612,800	PREVIOUS	315,300	
Nbhd	POC	NOTE	Chapter 91 License #76-15 Expires 2022. Float located in the Pocasset River				LAND	200,800	BUILDING	7,100	DETACHED	6,700
Infl1	AVG	OTHER		OTHER	0	TOTAL	612,800	PREVIOUS	499,700			
N_Index	AVG											

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 6 X 12			0.00	
FLD	V	1.30	10 0.90 5X20		100	78.52	7,100



BUILDING	CD	ADJ	DESC	MEASURE	11/20/2002	TL
MODEL	1		RESIDENTIAL	LIST	11/20/2002	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	2/8/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
\$NLA(RCN)	\$277	OVERALL	1.050

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	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	864	1920	212.38	183,500
C	USU	N	UPPER STORY UNF	360		50.16	18,059
+	EPA	N	ENCLOSED PORCH	188		79.03	14,858
	CPC	O	CAPE CELLAR	1		4,044.10	4,044
	F21	O	FPL 2S 10P	1		9,434.40	9,434
	FIX	O	XTRA FIXTURES	4		2,280.70	9,123

TOTAL RCN	239,018
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$200,800