Key: 8282

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,441

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MILLERICK GEORGE & ELAINE TR TAHANTO RESIDENCE REALTY TRUST 171 TRAPELO RD WALTHAM, MA 02453	38.3-315-0	1 POCAHONTAS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MILLERICK GEORGE & ELAINE	10/01/2014	QS	358,500	28418-258
CONNELLY ARTHUR PHILIP JR	03/09/2006	N		20809-20
CONNELLY PATRICK S TR	01/28/1999	X		12023-229

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

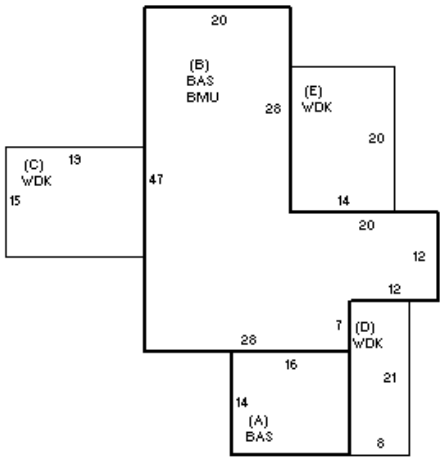
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06187	04/04/2006	3	ALT/RENO	30,000	09/18/2008	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,700	11 1.00	100 1.00	100 1.00	377,120	2.94	A 1.00	BAV 1.60			272,660

TOTAL	10,716 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	272,700	241,300
BUILDING	305,600	270,500
DETACHED	8,100	7,700
OTHER	0	0
TOTAL	**586,400**	**519,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	S 3.00	SV 1.00	10 X 14		140	49.27	6,900
WDK	G 1.20	G 0.80	5 X14 ATT S		70	21.96	1,200

PHOTO 12/31/2002

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	7/28/2015	DB
LIST	7/28/2015	DB
REVIEW	7/28/2015	DB

YEAR BLT	1945	SIZE ADJ	1.015
NET AREA	1,460	DETAIL ADJ	1.000
$NLA(RCN)	$228	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,460	1945	180.62	263,705
B	BMU	N	BSMT UNFINISHED	1,236		31.45	38,876
+	WDK	N	WOOD DECK	733		21.03	15,415
	F11	O	FPL 1S 1OP	1		7,894.10	7,894
	FIX	O	XTRA FIXTURES	3		2,096.77	6,290

TOTAL RCN	332,180

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

EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$305,600