Key: 8283

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,442

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BROWN CAROL T ETUX GLENN F BROWN 1 LEE ROAD MEDFIELD, MA 02052-3203	38.3-316-0	5 POCAHONTAS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROWN CAROL T ETUX	05/22/2009	QS	185,000	23728-284
TROJANO MARY LOU J &		XX		03308-0261

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,800	11 1.00	100 1.00	100 1.00	377,120	6.20	A 1.00	BAV 1.60			257,850

TOTAL	4,792 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

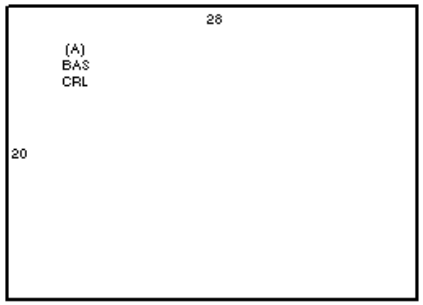
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	257,900	228,200
BUILDING	54,800	48,500
DETACHED	0	0
OTHER	0	0
TOTAL	**312,700**	**276,700**

DETACHED

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

PHOTO 10/23/2001



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/23/2001	TL
LIST	10/23/2001	TL
REVIEW	10/23/2001	TL

YEAR BLT	1955	SIZE ADJ	1.020
NET AREA	560	DETAIL ADJ	1.000
$NLA(RCN)	$129	OVERALL	0.520

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	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	2	SOFTWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	560		13.63	7,630
A	BAS	L	BASE AREA	560	1955	115.17	64,496

TOTAL RCN	72,126

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$54,800