

Key: 8285

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.444

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CURRENT OWNER								PARCEL ID				LOCATION			
HARP SAMUEL C 622 HURON AVE CAMBRIDGE, MA 02138								38.3-318-0				15 POCAHONTAS RD			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
HARP SAMUEL C								03/16/2021	QS	559,900	33901-83				
ROSOFF RONALD S ETUX								02/28/2013	QS	345,000	27171-4				
RAFFOUL GEORGE F ETUX								12/12/2002	QS	290,000	16068-212				

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	%
13180		3	ALT/RENO		05/27/2021	RP	100	100
06317	03/28/2013	3	ALT/RENO	7,000	06/28/2016		100	100
	05/30/2006	2	ADDITIONS	15,000	10/13/2007	JB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,640	11	1.00	100	1.00	100	1.00	377,120	5.32	A	1.00	BAV	1.60			259,960

TOTAL	5,619 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	260,000	230,100			
Infl1	AVG		BUILDING	368,700	326,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		628,700	556,400			

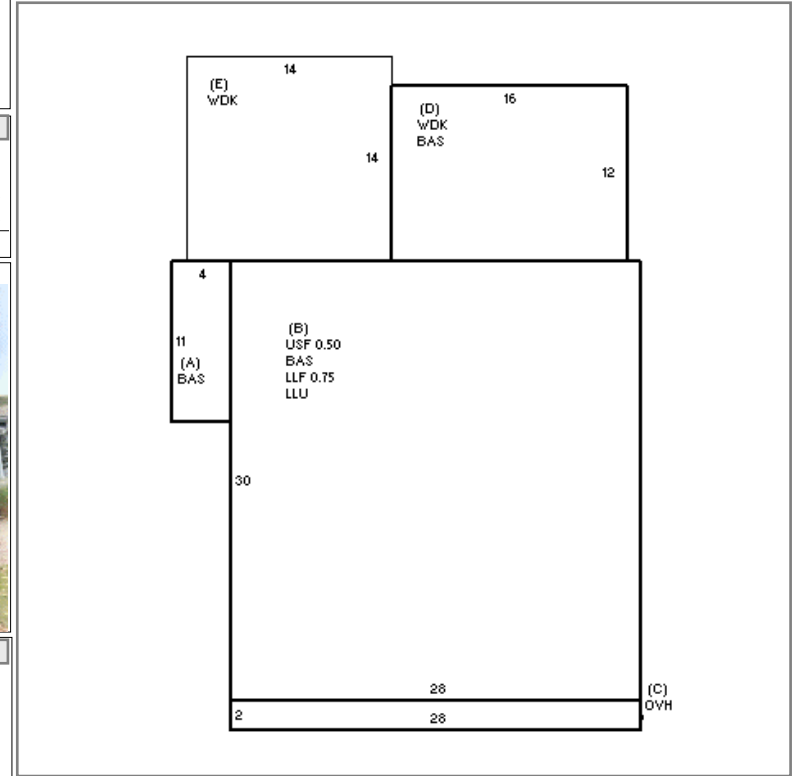
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/27/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/27/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/27/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,182	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,076	1978	216.08	232,498
\$NLA(RCN)	\$182	OVERALL	1.120	EXT COVER	14	OTHER	1.00	B	LLU	N	LOWER LEVEL UNF	840		36.06	30,293
				ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	630	1978	69.45	43,757
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	420	1978	123.85	52,019
				FLOOR COVER	1	HARDWOOD	1.02	C	OVH	L	OVERHANG	56	1978	203.85	11,416
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	388		24.04	9,329
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F21	O	FPL 2S 1OP	1		9,915.40	9,915	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,397.17	7,192	
				USE	0		1.00								



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TOTAL RCN	396,418	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			G
KITCHEN			G
BATHS			G
HEAT			U
ELECT			U
EFF.YR/AGE	2012 / 10		
COND	7.7%		
FUNC	0		
ECON	0		
DEPR	7% GD	93	
RCNLD		\$368,700	