

Key: **8286**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.445

LEGALS

CURRENT OWNER			PARCEL ID			LOCATION		
HOOPER DAVID & JANET 19 POCAHONTAS RD POCASSET, MA 02559			38.3-319-0			19 POCAHONTAS RD		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
HOOPER DAVID & JANET			08/31/2018	QS	477,500	31505-227		
PONTE JOSEPH A &			08/18/1997	XX		10904-115		

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	%
19271	04/10/2019	15	INSULATE/WEA	1,300			100	100
04488	07/02/2004	2	ADDITIONS	46,000	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	5,777	11	1.00	100	1.00	100	1.00	377,120	5.20	A	1.00	BAV	1.60			260,300

TOTAL	5,793 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Across from the playground	LAND	260,300	230,400	BUILDING	472,900	418,500
Infl1	AVG		DETACHED	0	0	OTHER	0	0
N_Index	AVG		TOTAL	733,200	648,900			

DETACHED

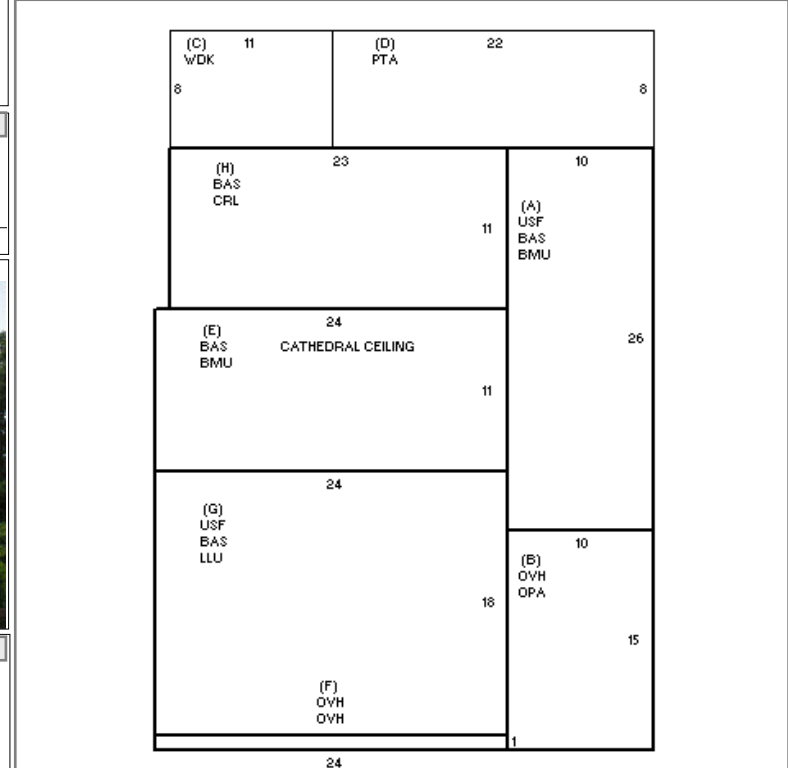
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	10 0.90 8 X 12			0.00	



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/12/2019	RP
MODEL	1		RESIDENTIAL	LIST	9/12/2019	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/12/2019	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1955	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,099	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$271	OVERALL	1.170	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				UNITS	ADJ		
STORIES	2	1.00		ROOF SHAPE	1	GABLE	1.00
ROOMS	6	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
BEDROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.02
BATHROOMS	3	1.00		INT. FINISH	1	PLASTER	1.00
FIXTURES	14	1.00		HEATING/COOLING	11	HT WATER CL AIR	1.05
GARAGE CAPACITY	0	1.00		FUEL SOURCE	1	OIL	1.00
% BSMT FINISH	0	1.00		USE	0		1.00
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	569,765
+	BMU	N	BSMT UNFINISHED	524		56.83	29,780	CONDITION ELEM	
+	BAS	L	BASE AREA	513	2004	232.09	119,063	CD	
+	USF	L	UPPER STORY FIN	692	2004	134.25	92,898	EXTERIOR	A
B	OPA	N	OPEN PORCH	150		84.71	12,707	INTERIOR	A
+	OVH	L	OVERHANG	174	2004	223.59	38,905	KITCHEN	A
C	WDK	N	WOOD DECK	88		54.32	4,781	BATHS	A
D	PTA	N	PATIO	176		17.43	3,067	HEAT	A
+	BAS	L	BASE AREA	696	1955	232.09	161,535	ELECT	A
F	OVH	L	OVERHANG	24	1955	223.58	5,366	EFF.YR/AGE 2002 / 20	
G	LLU	N	LOWER LEVEL UNF	432		44.76	19,338	COND	17 17 %
H	CRL	N	BSMT CRAWL	253		42.29	10,701	FUNC	0
BGF	N	BSMT GOOD FINIS	576		69.55	40,062	ECON	0	
FIX	O	XTRA FIXTURES	9		2,629.24	23,663	DEPR	17 % GD 83	
GFP	O	GAS FIREPLACE	1		7,901.70	7,902	RCNLD	\$472,900	