Key: 8287

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,446

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WRIGHT ROBERT W 31 POCAHONTAS ROAD POCASSET, MA 02559	38.3-320-0	31 POCAHONTAS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WRIGHT ROBERT W	02/22/2019	F	100	31850-285
LANE RICHARD ALBERT	12/13/1977	QS	29,000	2632-181

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	%
08596	10/28/2008	10	WOODSTOVE		06/17/2009		100	100

LAND

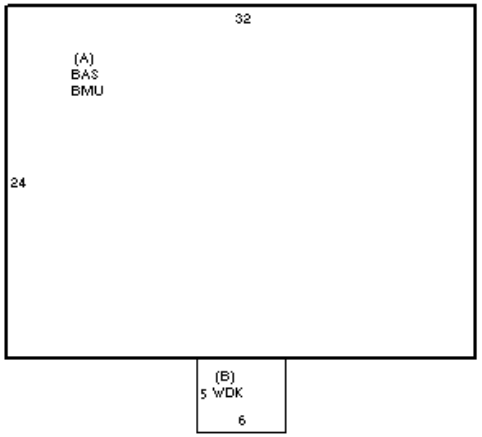
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,730	11 1.00	100 1.00	100 1.00	377,120	5.24	A 1.00	BAV 1.60			260,190

TOTAL	5,750 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	260,200	230,300
BUILDING	163,400	144,600
DETACHED	0	0
OTHER	0	0
TOTAL	**423,600**	**374,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/07/2013

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	10/8/2013	TL
LIST	10/8/2013	TL
REVIEW	10/8/2013	TL

YEAR BLT	1955	SIZE ADJ	1.020
NET AREA	768	DETAIL ADJ	1.000
$NLA(RCN)	$280	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		46.48	35,698
A	BAS	L	BASE AREA	768	1955	208.29	159,971
B	WDK	N	WOOD DECK	30		64.02	1,921
	BMG	O	BSMT GARAGE	1		7,197.90	7,198
	F11	O	FPL 1S 1OP	1		8,096.60	8,097
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151

TOTAL RCN	215,035

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			$163,400