

Key: 8288

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.447

LEG A L

CURRENT OWNER					PARCEL ID			LOCATION					
LANE RICHARD A & KENNETH A LANE 35 POCAHONTAS RD POCASSET, MA 02559					38.3-321-0			35 POCAHONTAS RD					
					TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
					LANE RICHARD A & LANE GRACE ETAL KENNETH A LANE ALBERT &			02/23/2009 08/03/2007 03/09/1971	N F F		23468-312/3 22241-214 1 1502-43		

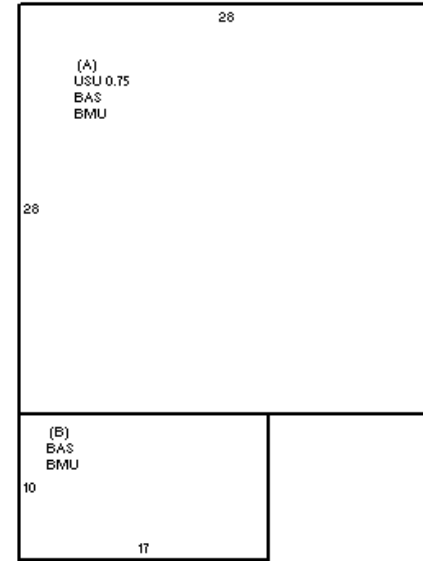
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15783	09/08/2015	12 3	CYCLICAL ALT/RENO	9,761	03/06/2018 05/16/2018	DB TL	100 100	100 100

LAN D

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	11	1.00	100	1.00	100	1.00				275,930

TOTAL	12,000 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E Float in Pocasset River #77-17; No Chapter 91 license on file	LAND		275,900	244,200		
Infl1	AVG		BUILDING		191,400	169,400		
N_Index	AVG		DETACHED		6,800	6,500		
			OTHER		0	0		
		TOTAL		474,100	420,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
FLD	V	1.30	10 0.90 24X4		96	78.52	6,800	11/30/2018



DET A C H E D

BUILDING	CD	ADJ	DESC	MEASURE	11/29/2018	TL
MODEL	1		RESIDENTIAL	LIST	11/29/2018	TL
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	281,458		
NET AREA	954	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	954		39.43	37,613	CONDITION ELEM CD			
\$NLA(RCN)	\$295	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	954	1955	214.41	204,544			EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	A	USU	N	UPPER STORY UNF	588		50.64	29,777			INTERIOR	F
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F21	O	FPL 2S 10P	1		9,524.30	9,524			KITCHEN	F
				FLOOR COVER	3	W/W CARPET	1.00											BATHS	F
				INT. FINISH	2	DRYWALL	1.00											HEAT	A
				HEATING/COOLING	14	PARTIAL HEAT	0.99											ELECT	A
				FUEL SOURCE	1	OIL	1.00												
				USE	0		1.00												
CAPACITY		UNITS	ADJ																
STORIES		1.75	1.00																
ROOMS		4	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																
EFF.YR/AGE		1987 / 35																	
COND	32	32 %																	
FUNC	0																		
ECON	0																		
DEPR	32	% GD 68																	
RCNLD				\$191,400															

BU I L D I N G