

Key: 8290

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.448

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OLIVEIRA NATHAN J TRS OLIVEIRA IRREVOCABLE TRUST 464 OLD SOMERSET AVE N DIGHTON, MA 02764				38.3-323-0				42 POCAHONTAS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OLIVEIRA NATHAN J TRS				02/10/2021	F	1	33779-131				
OLIVEIRA NATHAN J TRS				01/29/2021	F	1	33742-300				
OLIVEIRA JAMES P &				07/18/2011	N		25569-99/100				

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	%
12629	09/11/2012	3	ALT/RENO	50,000	06/19/2018	TL	100	100
940264	06/09/1994	3	ALT/RENO	500	05/17/1995	JC	100	100

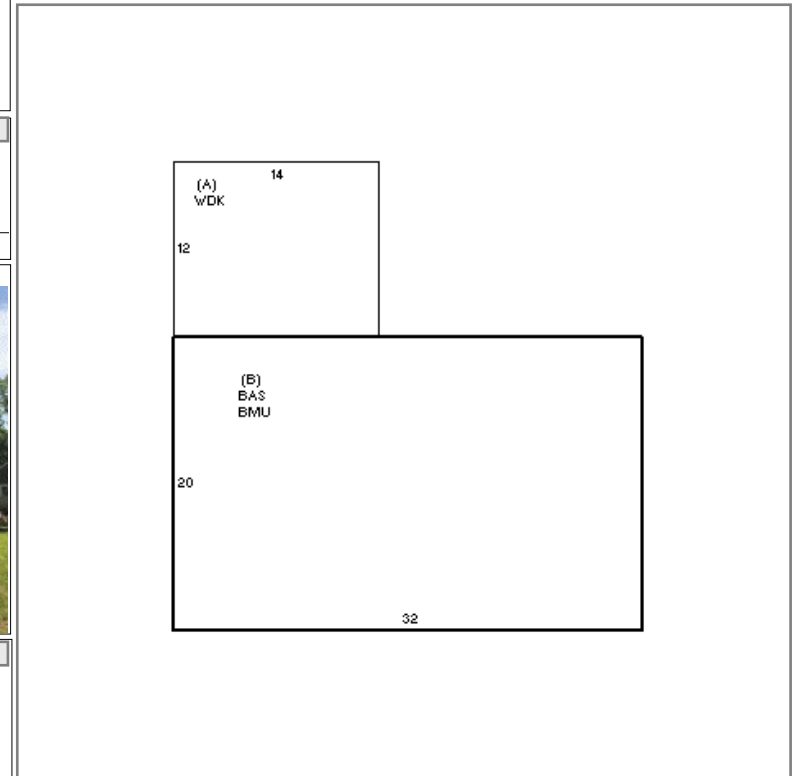
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,864	11	1.00	100	1.00	100	1.00	377,120	2.50	A	1.00	BAV	1.60			278,100

TOTAL	12,850 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	278,100	246,100			
Infl1	AVG		BUILDING	157,700	139,600			
N_Index	AVG		DETACHED	11,400	10,900			
			OTHER	0	0			
			<b>TOTAL</b>	<b>447,200</b>	<b>396,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	10 0.90	12 X 26		312	40.60	11,400



BUILDING	CD	ADJ	DESC	MEASURE	6/19/2018	TL
MODEL	1		RESIDENTIAL	LIST	6/19/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1961	SIZE ADJ	1.020
NET AREA	640	DETAIL ADJ	1.000
\$NLA(RCN)	\$280	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	168		35.32	5,934
B	BMU	N	BSMT UNFINISHED	640		46.48	29,749
B	BAS	L	BASE AREA	640	1961	208.29	133,309
	F11	O	FPL 1S 1OP	1		8,096.60	8,097
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151

TOTAL RCN	179,239
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$157,700