

Key: 8293

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.451

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SIMMONS EVELYN D TRS EVELYN D GRACE TRUST 26 POCAHONTAS RD POCASSET, MA 02559				38.3-326-0				26 POCAHONTAS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SIMMONS EVELYN D TRS				08/10/2010	F	1	24742-215				
MENDES ARTHUR TRUSTEE FOR				06/04/1965	F		1300-537				

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	%
EXB-22-740	12/20/2022	3	ALT/RENO	4,479	04/13/2023	SL	100	100
E-21-726	11/08/2021	3	ALT/RENO	500			100	100
14504	06/25/2014	9	DECK	3,000			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,122	11	1.00	100	1.00	1.00	377,120	4.28	A	1.00	BAV 1.60	263,680

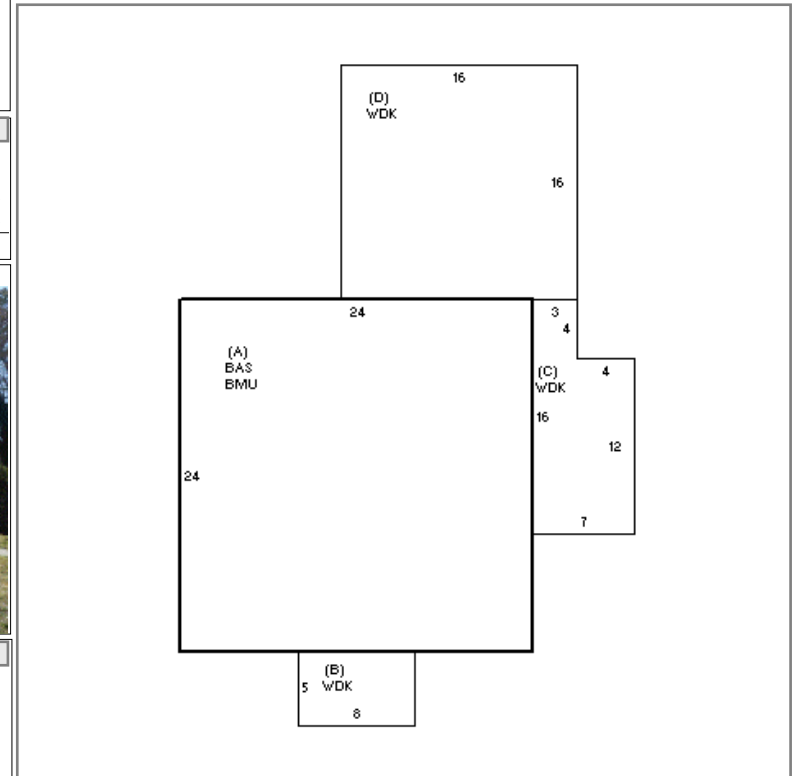
TOTAL	7,100 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E #2007-02; on Pocasset River;no Chapter 91 license on file;removed float tenant is permit holder	LAND	263,700	233,400			
Infl1	AVG		BUILDING	136,500	127,000			
N_Index	AVG		DETACHED	7,900	7,900			
			OTHER	0	0			
			TOTAL	408,100	368,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FLD	V	1.30	10 0.90	5X20	100	78.52	7,100
SHF	A	1.00	50 0.50	10 X 10	2014	16.90	800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2023	SL
MODEL	1		RESIDENTIAL	LIST	4/13/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/13/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	170,574			
NET AREA	576	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	576		47.89	27,585	CONDITION ELEM	CD			
\$NLA(RCN)	\$296	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	576	1940	225.91	130,125	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	392		22.22	8,711	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00		MST	O	MAS/METAL STACK	1		4,152.20	4,152	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A			
				INT. FINISH	1	PLASTER	1.00									HEAT	U			
				HEATING/COOLING	9	WARM-COOL AIR	1.03									ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
				USE	0		1.00													
																	EFF.YR/AGE	1999 / 23		
																	COND	20 20 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	20	% GD	80
																	RCNLD	\$136,500		