

Key: 8308

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.465

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
REICH DIANNE D TRS DIANNE D REICH TRUST PO BOX 1123 POCASSET, MA 02559								38.3-345-0				760 SHORE RD			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
REICH DIANNE D TRS								11/30/2020	QS	690,000	33521-341				
DUBERGER DONALD&LAURA GRA								09/12/2019	V	240,000	32292-24				
HILL CLAYTON S JR &								07/11/2019	H		32149-155				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	29,735	11	1.00	100	1.00	100	1.00				320,450	
TOTAL		29,735 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS				
Nbhd	POC	N	ALSO OWNS CONTIGUOUS PARCEL 344 WHICH IS UNBUILDABLE / PER PL 687 PG 79 -PART OF 3 WABENAKI WAS DELETED INTO THIS PARCEL (7,338) SQFT					LAND	320,500	283,600			
Infl1	AVG	O						BUILDING	545,500	479,500			
N_Index	AVG	T						DETACHED	0	0			
							OTHER	0	0				
							TOTAL	866,000	763,100				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/20/2019	TL
MODEL	1		RESIDENTIAL	LIST	10/8/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	1/17/2023	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,465	DETAIL ADJ	1.000
\$NLA(RCN)	\$372	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,135		49.97	56,712
A	BAS	L	BASE AREA	1,135	1950	251.38	285,315
B	AGR	N	ATT GARAGE	360		95.64	34,430
C	CRL	N	BSMT CRAWL	330		46.94	15,491
C	BAS	L	BASE AREA	330	2020	251.38	82,955
+	WDK	N	WOOD DECK	468		29.27	13,697
F	PTA	N	PATIO	72		20.48	1,474
BGF	N		BSMT GOOD FINIS	500		77.19	38,595
F11	O		FPL 1S 1OP	1		10,986.70	10,987
FIX	O		XTRA FIXTURES	2		2,917.95	5,836

TOTAL RCN	545,491
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$545,500

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	%
H687		3	ALT/RENO		01/17/2023	TL	100	100
20084	04/29/2020	3	ALT/RENO		10/08/2020	RP	100	100
01488	01/27/2020	3	ALT/RENO	44,000	03/18/2021	RP	100	100
	08/07/2001	3	ALT/RENO	1,000	09/16/2003	TL	100	100

