

Key: 8395

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.558

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MACLEOD TAVIS RA & NINA E MARELLI 683 COUNTY RD POCASSET, MA 02559				39.0-4-0				683 COUNTY RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MACLEOD TAVIS RA & MACLEOD EILEEN P MACLEOD EILEEN P TRS				11/15/2021	A	225,000	34665-3
						10/08/2021	F	1	34552-233		
						11/16/2016	F	1	30091-155		

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 %
18942	10/31/2018	3	ALT/RENO	5,525			100 100

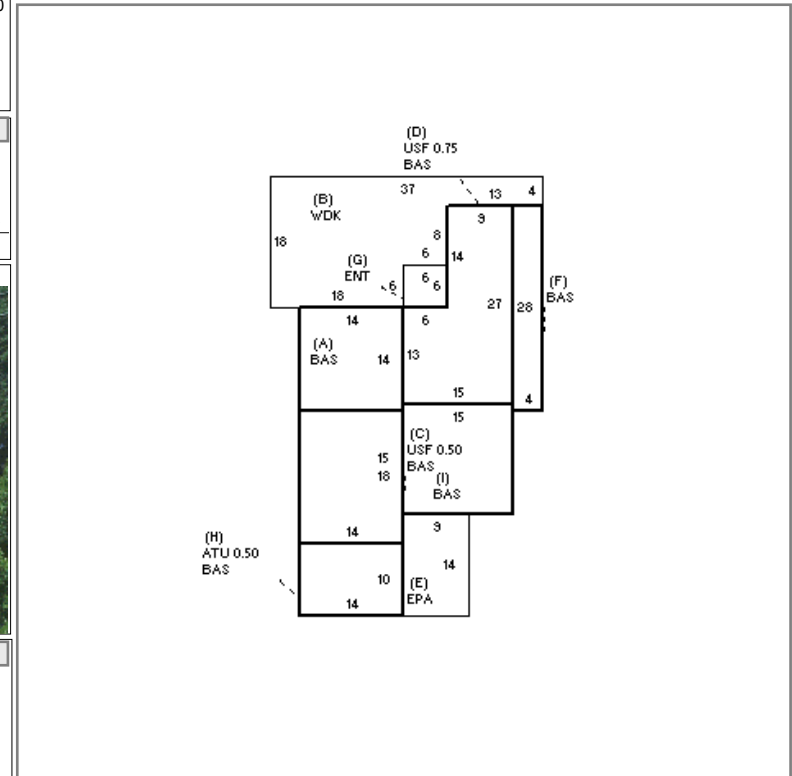
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	223,915	1.00	A	1.00	R03	0.95		205,570
300	A	5,851	11	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00	R03	0.95		90,600

TOTAL	6.770 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		N O T E	overgrown landscaping, difficult to measure. / PER PL BK 692 PG 73 DATED 9/27/2021 SQFT CHANGE			LAND	296,200	262,000
Infl1	AVG			BUILDING	238,100	210,700			
N_Index	AVG			DETACHED	12,300	11,700			
							OTHER	0	0
							TOTAL	546,600	484,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	F 0.60 16X30		480	38.49	11,100
SHF	A	1.00	F 0.60 10X12		120	16.42	1,200



BUILDING	CD	ADJ	DESC	MEASURE	7/5/2019	EST
MODEL	1		RESIDENTIAL	LIST	7/5/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1840	SIZE ADJ	1.010
NET AREA	1,613	DETAIL ADJ	1.000
\$NLA(RCN)	\$199	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	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	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,246	1840	193.66	241,299
EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	448		22.00	9,858
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	367	1840	113.36	41,602
ROOF COVER	1	ASPH/COMP SHIN	1.00	E	EPA	N	ENCLOSED PORCH	126		84.75	10,679
FLOOR COVER	32	WW-SOFTWOOD	1.00	G	ENT	N	ENCLOSED ENTRY	36		87.08	3,135
INT. FINISH	2	DRYWALL	1.00	H	ATU	N	ATTIC UNF	70		43.55	3,048
HEATING/COOLING	1	FORCED AIR	1.00		CPC	O	CAPE CELLAR	1		3,890.00	3,890
FUEL SOURCE	1	OIL	1.00		MST	O	MAS/METAL STACK	2		4,111.55	8,223
USE	0		1.00								

TOTAL RCN	321,734	
CONDITION ELEM	CD	
EXTERIOR	F	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1993 / 29	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$238,100	