

Key: 8400

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.563

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RODRICK LINDA L & JOHN CURRY P O BOX 928 POCASSET, MA 02559-0928				39.0-10-0				695 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RODRICK LINDA L & RODRICK LINDA L				10/02/2000 01/31/1995	F QS	18,500	() 9547-14				

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	%
960349	07/29/1996	1	NEW CONSTRUC	50,000	02/03/1998	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,002	11	1.00	100	1.00	223,915	2.66	A	1.00	R03	0.95	163,840

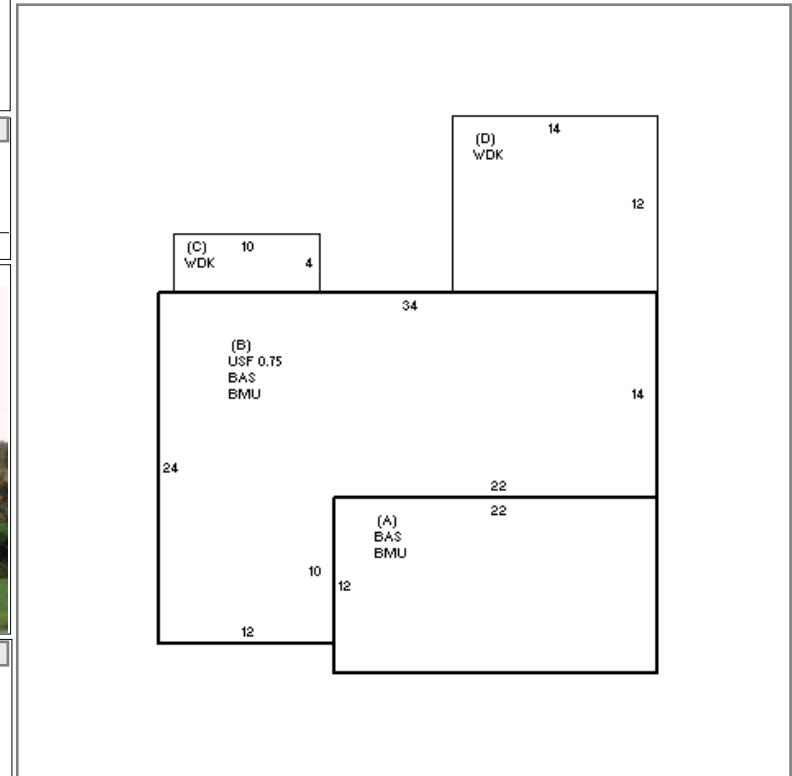
TOTAL	12,023 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	163,800	145,000			
Infl1	AVG		BUILDING	251,000	224,800			
N_Index	AVG		DETACHED	1,900	1,800			
			OTHER	0	0			
			TOTAL	416,700	371,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10X16		160	15.95	1,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2023	SL
MODEL	1		RESIDENTIAL	LIST	10/5/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	10/5/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1996	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	306.078	
NET AREA	1,307	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	860		41.08	35,332	CONDITION ELEM	CD	
\$NLA(RCN)	\$234	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	264	1996	223.42	58,982	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	596	1996	223.42	133,158	INTERIOR	A
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	447	1996	123.97	55,414	KITCHEN	A		
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	208		29.18	6,069	BATHS	G		
BEDROOMS	1	1.00	INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1			9,924.70	9,925	HEAT	A		
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	3			2,399.40	7,198	ELECT	A		
FIXTURES	8	1.00	FUEL SOURCE	1	OIL	1.00												
GARAGE CAPACITY	0	1.00	USE	0		1.00												
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	2001 / 21	
																COND	18 18 %	
																FUNC	0	
																ECON	0	
																DEPR	18 % GD 82	
																RCNLD	\$251,000	