

Key: 8408

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.571

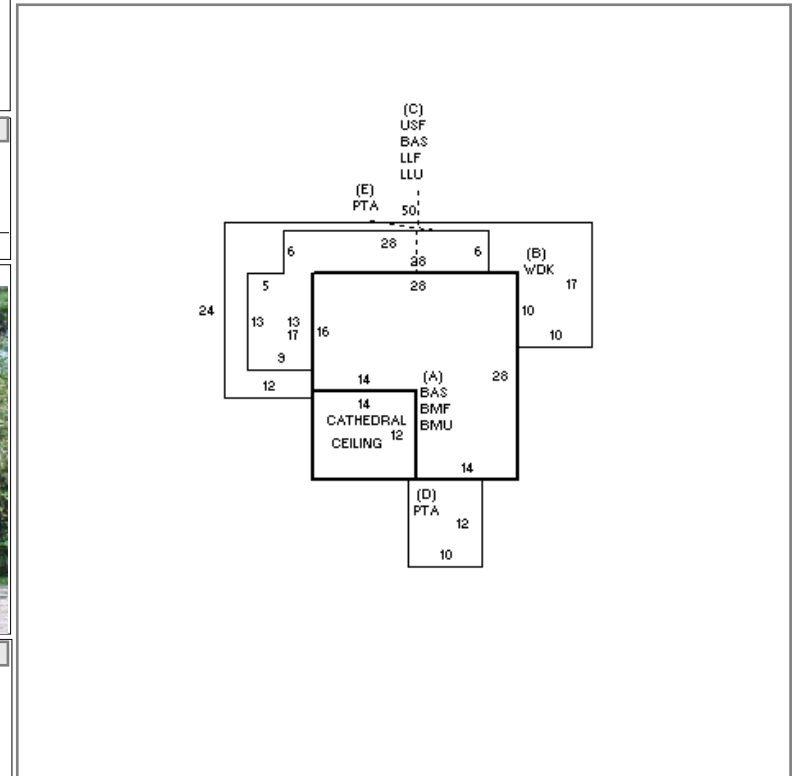
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CURRENT OWNER				PARCEL ID				LOCATION								
GREEN CHARLOTTE 9 OBSERVATORY LN POCASSET, MA 02559				39.0-18-0				9 OBSERVATORY LN								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
GREEN CHARLOTTE				08/28/2014	N	220,000	28352-163									
HORNE ROBERT M JR				08/04/2000	QS	247,000	13166-101									
VOLPE DENISE				03/22/1989	QS	153,750	6667-169									
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	20,746	11	1.00	100	1.00	100	1.00	235,700	1.66	A	1.00	R05	1.00		186,180

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	%
940586	11/29/1994	9	DECK	2,800	11/12/1996	JC	100	100
920433	08/07/1992	4	DETACH.STRUC	1,000	04/05/1993	JS	100	100
890730	12/11/1989	3	ALT/RENO	4,000	01/01/1991	HS	100	100

TOTAL	20,735 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE			LAND	186,200	164,800	
Infl1	AVG		BUILDING	294,900	260,900			
N_Index	AVG		DETACHED	1,700	1,600			
			OTHER	0	0			
TOTAL						482,800	427,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 14		112	16.42	1,700



BUILDING	CD	ADJ	DESC	MEASURE	8/20/2001	EB
MODEL	1		RESIDENTIAL	LIST	8/20/2001	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/19/2013	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1974	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	382,923
NET AREA	2,016	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	168		67.37	11,318	CONDITION ELEM	CD
\$NLA(RCN)	\$190	OVERALL	1.040	EXT COVER	10	VERT BOARD	1.00	A	BMF	N	BSMT FINISH	168		64.12	10,773	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	784	1974	226.38	177,479	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	654		23.44	15,330	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	C	LLU	N	LOWER LEVEL UNF	616		39.79	24,511	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	C	LLF	L	LOWER LEVEL FIN	616	1974	67.72	41,715	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	C	PTA	L	UPPER STORY FIN	616	1974	119.33	73,508	ELECT	A
				FUEL SOURCE	2	GAS	1.00	+	PTA	N	PATIO	405		14.92	6,044		
				USE	0		1.00	F23	O	FPL 2S 3OP	1		10,559.80	10,560			
								FIX	O	XTRA FIXTURES	5		2,337.16	11,686			
																EFF.YR/AGE	1996 / 26
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$294,900