Key: 8410

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,573

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PARSONS MELISSA C/O PERRA ARK A 27 ALBERT RD POCASSET, MA 02559	39.0-20-0	15 OBSERVATORY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PERRA ARK A	08/22/2023	QS	425,000	35949-220
PARSONS MELISSA	06/09/2016	L	181,205	29711-295
FEDERAL NATIONAL MORTGAGE	04/01/2016	L	189,700	29552-327

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	%
		3	ALT/RENO		02/28/2020	TL	100	100
19530	06/13/2019	6	FENCE	750	02/28/2020	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,400	11 1.00	100 1.00	100 1.00	235,700	2.41	A 1.00	R05 1.00			174,650

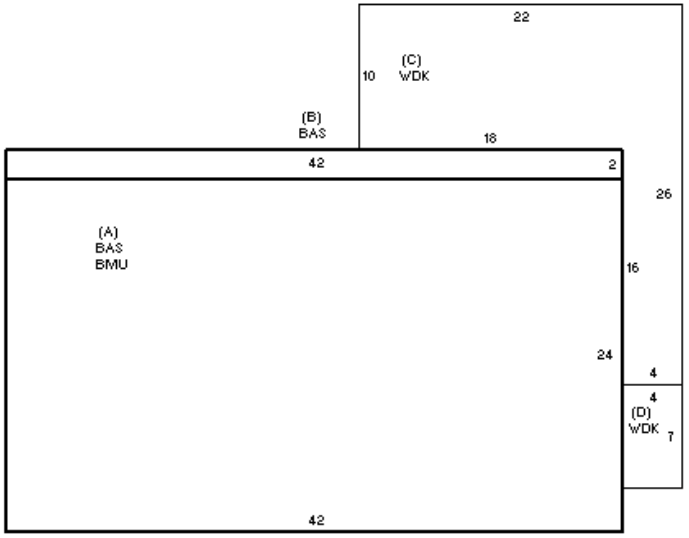
TOTAL	13,416 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	174,700	154,600
BUILDING	237,700	210,300
DETACHED	0	0
OTHER	0	0
TOTAL	**412,400**	**364,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/02/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/28/2020	TL
LIST	2/28/2020	EST
REVIEW		

YEAR BLT	1975	SIZE ADJ	1.015
NET AREA	1,092	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	0.990

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	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		36.64	36,935
+	BAS	L	BASE AREA	1,092	1975	192.90	210,644
+	WDK	N	WOOD DECK	312		21.46	6,696
	BMF	N	BSMT FINISH	546		44.03	24,039
	F11	O	FPL 1S 1OP	1		8,056.90	8,057

TOTAL RCN	286,371

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$237,700