Key: 8422

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,584

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BINDA JOHN 8 OBSERVATORY LN POCASSET, MA 02559	39.0-32-0	8 OBSERVATORY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BINDA JOHN	04/30/2020	QS	300,000	32869-20
BERGERON CHRISTOPHER R ET	04/05/2017	U	237,000	30399-163
BAUER DIANE	07/29/2003	QS	249,900	17350-298

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

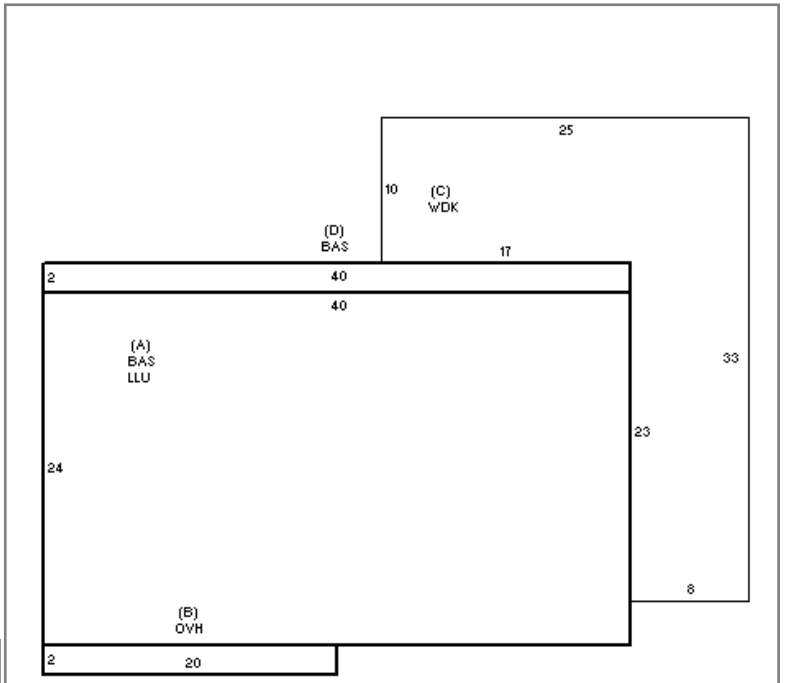
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-847	02/17/2022	3	ALT/RENO	16,884	11/09/2022	SL	100	100
EXB-20-350	10/12/2020	15	INSULATE/WEA	5,257			100	100
		3	ALT/RENO		06/18/2020		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	11 1.00	100 1.00	100 1.00	235,700	3.13	A 1.00	R05 1.00			169,320

TOTAL	10,019 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	169,300	149,900
BUILDING	225,700	196,700
DETACHED	0	0
OTHER	0	0
TOTAL	395,000	346,600



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/07/2023

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	2/7/2023	SL
LIST	2/7/2023	EST
REVIEW	8/24/2023	RP

YEAR BLT	1974	SIZE ADJ	1.010
NET AREA	1,560	DETAIL ADJ	1.000
$NLA(RCN)	$183	OVERALL	0.970

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	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	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	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	LLU	N	LOWER LEVEL UNF	960		31.39	30,133
A	BAS	L	BASE AREA	960	1974	188.07	180,546
B	OVH	L	OVERHANG	40	1974	177.42	7,097
C	WDK	N	WOOD DECK	434		20.93	9,082
D	BAS	L	BASE AREA	80	1974	188.07	15,045
	LLF	L	LOWER LEVEL FIN	480	1974	60.45	29,017
	BMG	O	BSMT GARAGE	1		6,983.30	6,983
	F11	O	FPL 1S 1OP	1		7,855.20	7,855

TOTAL RCN	285,758

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD	$225,700		