Key: 8430

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,592

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CRYAN STEPHEN J 22 OBSERVATORY LN POCASSET, MA 02559	39.0-40-0	22 OBSERVATORY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CRYAN STEPHEN J	11/13/1998	QS	110,000	11838-9

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	%

LAND

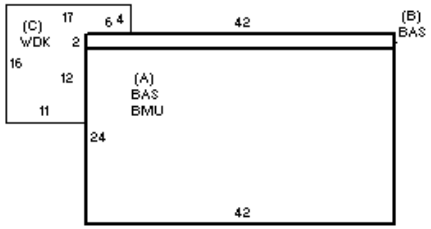
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,300	11 1.00	100 1.00	100 1.00	235,700	3.05	A 1.00	R05 1.00			169,790

TOTAL	10,280 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	169,800	150,300
BUILDING	229,300	202,900
DETACHED	0	0
OTHER	0	0
TOTAL	399,100	353,200



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/18/2011

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	11/17/2011	TL
LIST	2/12/1990	ISP
REVIEW	11/17/2011	TL

YEAR BLT	1974	SIZE ADJ	1.015
NET AREA	1,092	DETAIL ADJ	1.000
$NLA(RCN)	$273	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	100	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	1	OIL	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	1974	192.90	210,644
C	WDK	N	WOOD DECK	200		35.14	7,029
	BMF	N	BSMT FINISH	1,008		34.88	35,156
	F11	O	FPL 1S 1OP	1		8,056.90	8,057

TOTAL RCN	297,821

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$229,300