

Key: 8431

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.593

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION								
HAYWARD SCOTT D ETUX CYNTHIA A HAYWARD 24 OBSERVATORY LANE POCASSET, MA 02559				39.0-41-0				24 OBSERVATORY LN								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
HAYWARD SCOTT D ETUX				03/04/2003	F	1	16505-295									
OSGOOD CYNTHIA A				03/03/1999	X		12101-299									
FERREIRA BERNADETTE B				09/15/1993	QS	115,000	8780-188									
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	12,600	11	1.00	100	1.00	100	1.00	235,700	2.54	A	1.00	R05	1.00		173,400

TOTAL	12,589 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	173,400	153,500
Infl1	AVG		LAND BUILDING	271,700	240,500			
N_Index	AVG		DETACHED	24,200	28,000			
						OTHER	0	0
						<b>TOTAL</b>	<b>469,300</b>	<b>422,000</b>

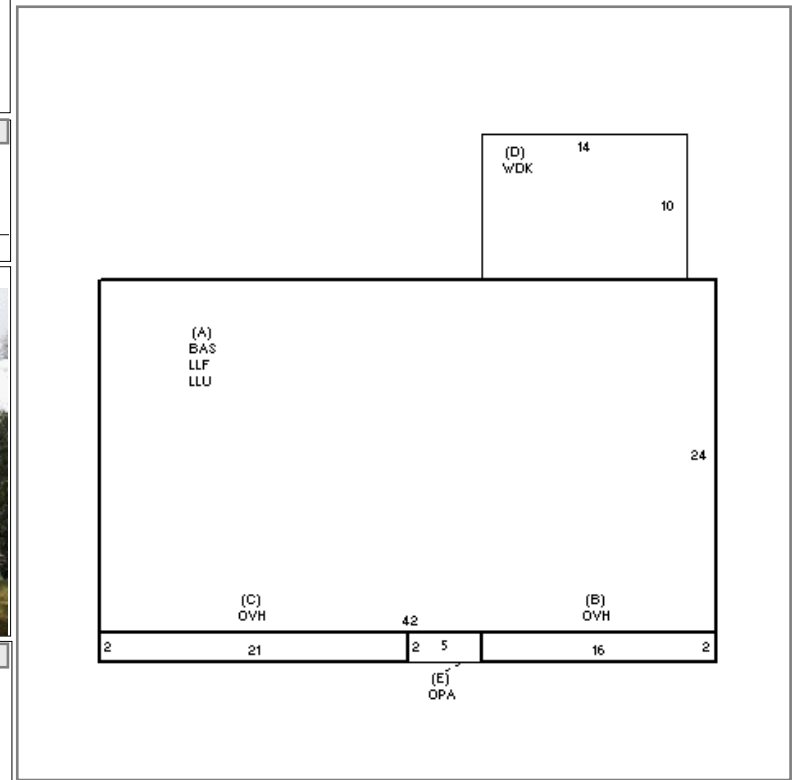
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 24 X 24		576	36.34	10,500
IPG	A	1.00	10 0.90 16 X 32	1999	512	29.72	13,700



BUILDING	CD	ADJ	DESC	MEASURE	4/20/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/20/2017	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	335,444
NET AREA	2,090	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,008		33.49	33,755		
\$NLA(RCN)	\$161	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	1,008	1972	56.99	57,446		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,008	1972	200.64	202,248		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	74	1972	189.28	14,007		
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	140		41.30	5,782		
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	10		99.40	994		
				HEATING/COOLING	1	FORCED AIR	1.00	F11	O	FPL 1S 1OP	2		8,380.40	16,761			
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	2		2,225.75	4,452			
				USE	0		1.00										

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 %
990227	05/10/1999	12	CYCLICAL		04/20/2017	TL	100 100
990154	04/07/1999	8	POOL	13,000	11/19/1999	MS	100 100
		8	POOL	15,000			100 100



CAPACITY	UNITS	ADJ	MEASURE	4/20/2017	TL
STORIES	1	1.00	LIST	4/20/2017	TL
ROOMS	8	1.00	REVIEW		
BEDROOMS	4	1.00			
BATHROOMS	2	1.00			
FIXTURES	8	1.00			
GARAGE CAPACITY	2	1.00			
% BSMT FINISH	100	1.00			
# OF HALF BATHS	0	1.00			
# OF UNITS	1	1.00			

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

EFF. YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81

RCNLD	\$271,700
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