

Key: 8438

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.600

LEGALS

LAND

DETACHED

BUILDING

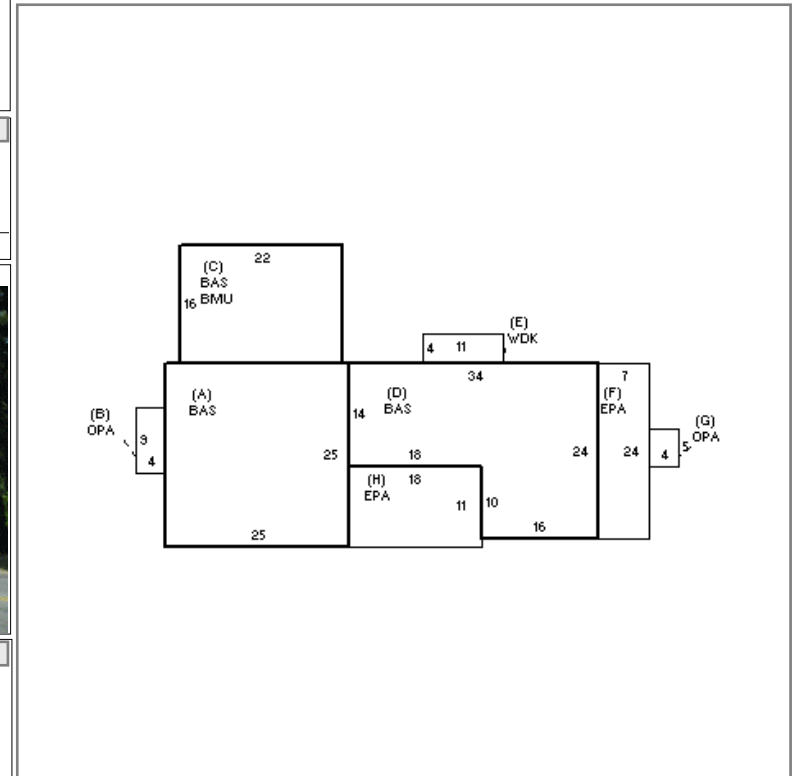
CURRENT OWNER				PARCEL ID				LOCATION			
ROY MICHAEL P & MARTHA W ROY TRS 720 COUNTY ROAD POCASSET, MA 02559				39.0-48-0				720 COUNTY RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				ROY MICHAEL P & ROY MICHAEL P &				09/11/2017	F	10	30754-253
						02/17/1993	F	1	8448-7		

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 %
02631	09/18/2002	3	ALT/RENO	9,400	11/05/2003	TL	100 100
01663	10/23/2001	10	WOODSTOVE	300	11/05/2003	TL	100 100
01022	01/18/2001	3	ALT/RENO	5,000	11/05/2003	TL	100 100
950105	03/16/1995	2	ADDITIONS	30,000	10/23/1996	JC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	26,120	11	1.00	100	1.00	100	1.00	223,915	1.38	A	1.00	R03	0.95		184,890

TOTAL	26,136 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	184,900	163,600			
Infl1	AVG		BUILDING	415,000	367,300			
N_Index	AVG		DETACHED	7,400	7,100			
			OTHER	0	0			
			TOTAL	607,300	538,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 16X22		352	14.76	3,900
CPD	A	1.00	F 0.60 10X15		150	8.84	800
SHF	A	1.00	A 0.75 12X20		240	15.23	2,700



BUILDING	CD	ADJ	DESC	MEASURE	10/11/2023	SL
MODEL	1		RESIDENTIAL	LIST	10/11/2023	SL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	10/11/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1760	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	546,117	
NET AREA	2,346	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,613	1760	228.64	368,795	CONDITION ELEM	CD	
\$NLA(RCN)	\$233	OVERALL	1.260	EXT COVER	1	WOOD SHINGLE	1.02	+	OPA	N	OPEN PORCH	56		97.05	5,435	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	352		77.73	27,362	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	WDK	N	WOOD DECK	44		80.27	3,532	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.02	+	EPA	N	ENCLOSED PORCH	366		82.60	30,233	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	USF	L	UPPER STORY FIN	733	1760		137.69	100,925	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02	CPC	O	CAPE CELLAR	1			4,781.50	4,782	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	MST	O	MAS/METAL STACK	1			5,053.80	5,054			
				USE	0		1.00											
				CAPACITY		UNITS	ADJ											
				STORIES	1.75	1.00												
				ROOMS	7	1.00												
				BEDROOMS	2	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												
																EFF.YR/AGE	1995 / 27	
																COND	24	24 %
																FUNC	0	
																ECON	0	
																DEPR	24	% GD 76
																RCNLD	\$415,000	