Key: 8555

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,720

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOND DAVID & KATHLEEN BOND 40 PORTSIDE DR RD 1 POCASSET, MA 02559-1927	39.0-103-0	40 PORTSIDE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOND DAVID &	04/07/1976	QS	36,500	(66976)

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	%
18122	02/16/2018	3	ALT/RENO	25,000			100	100
930562	10/22/1993	2	ADDITIONS		05/06/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,430	11 1.00	100 1.00	100 1.00	235,700	1.45	A 1.00	R05 1.00			191,960

TOTAL	24,437 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

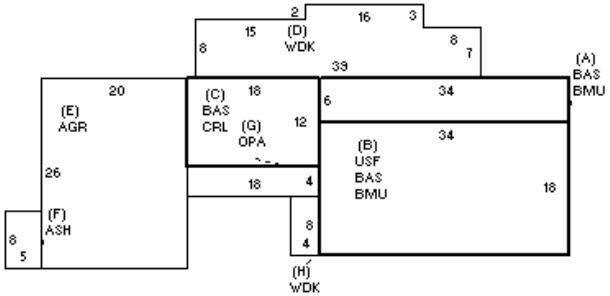
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	192,000	169,900
BUILDING	319,000	282,300
DETACHED	3,100	3,000
OTHER	0	0
TOTAL	**514,100**	**455,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	A 0.75			1	2,826.30	2,100
SHF	A 1.00	A 0.75	8X10		80	16.90	1,000

PHOTO 08/25/2008



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/25/2008	RJM
LIST	8/25/2008	EST
REVIEW	9/2/2008	KEO

BLDG COMMENTS

YEAR BLT	1975	SIZE ADJ	1.010
NET AREA	1,644	DETAIL ADJ	1.000
$NLA(RCN)	$240	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	816		40.22	32,817
+	BAS	L	BASE AREA	816	1975	211.72	172,766
B	USF	L	UPPER STORY FIN	612	1975	119.92	73,394
C	CRL	N	BSMT CRAWL	216		37.79	8,162
C	BAS	L	BASE AREA	216	1993	211.73	45,733
+	WDK	N	WOOD DECK	368		23.56	8,669
E	AGR	N	ATT GARAGE	520		68.16	35,446
F	ASH	N	ATT SHED	40		27.44	1,097
G	OPA	N	OPEN PORCH	72		84.53	6,086
	F21	O	FPL 2S 1OP	1		9,715.60	9,716

TOTAL RCN	393,885

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

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$319,000