**Key: 8557**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,722

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| SMOLLEN MAXWELL & WILMA TRS<br>SMOLLEN FAMILY TRUST<br>PO BOX 1372<br>POCASSET, MA 02559 | 39.0-105-0 | 36 PORTSIDE DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SMOLLEN MAXWELL & WILMA T | 03/09/2022 | F | 10 | (229345) |
| SMOLLEN MAX & | 10/16/1996 | QS | 115,000 | (142365) |

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

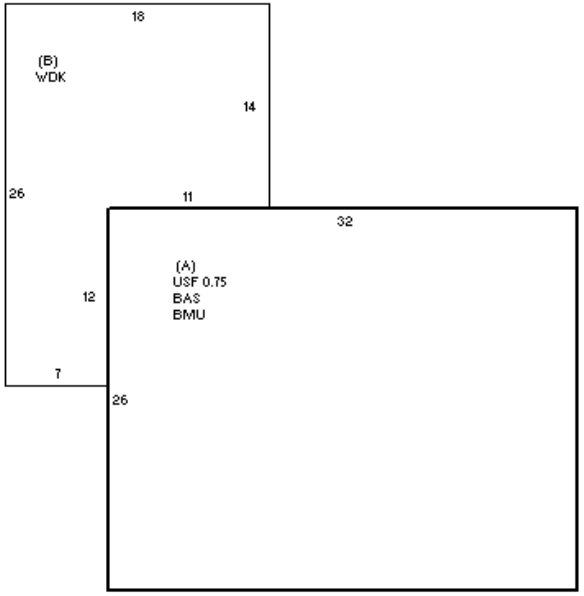
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 01387 | 07/03/2001 | 9 | DECK | 500 | 02/20/2002 | TL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 20,000 | 11 1.00 | 100 1.00 | 100 1.00 | 235,700 | 1.71 | A 1.00 | R05 1.00 | | | 185,010 |

| TOTAL | 19,994 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POC | NOTE | 15 FT TOWN DRAINAGE EASEMENT | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 185,000 | 163,700 |
| BUILDING | 249,600 | 220,800 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **434,600** | **384,500** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | A 0.75 | 6 X 6 | | | 0.00 | |

PHOTO 02/20/2002

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 2/20/2002 | TL |
| LIST | 2/20/2002 | TL |
| REVIEW | 2/20/2002 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1980 | SIZE ADJ | 1.015 |
| NET AREA | 1,456 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $217 | OVERALL | 1.090 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | 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 | 3 | W/W CARPET | 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 |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 832 | | 40.34 | 33,566 |
| A | BAS | L | BASE AREA | 832 | 1980 | 219.39 | 182,536 |
| A | USF | L | UPPER STORY FIN | 624 | 1980 | 120.30 | 75,066 |
| B | WDK | N | WOOD DECK | 336 | | 23.63 | 7,940 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,745.80 | 9,746 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,356.17 | 7,069 |

TOTAL RCN 315,922

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

EFF.YR/AGE 1998 / 24

| | | | |
|---|---|---|---|
| COND | 21 | 21 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 21 | % GD | 79 |

RCNLD $249,600