

Key: 8560

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.725

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION															
FORTES-SANCHEZ KYLE J 30 PORTSIDE DR POCASSET, MA 02559				39.0-108-0				30 PORTSIDE DR															
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)																
FORTES-SANCHEZ KYLE J				04/30/2020	QS	306,000	(222391)																
THOMAS CYNTHIA MICHELLE				06/27/2011	QS	265,590	(194590)																
SMITH PHILLIP C & LOUISE				06/30/2004	QS	339,000	(173564)																
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	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	185,000	163,700
Infl1	AVG		BUILDING	233,400	206,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	418,400	370,200

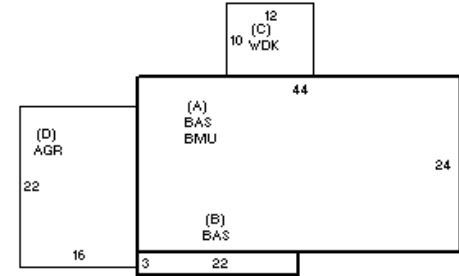
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/5/2017	DB
MODEL	1		RESIDENTIAL	LIST	7/5/2017	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/18/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
EXB-20-196	08/17/2020	15	INSULATE/WEA	3,900			100	100
		3	ALT/RENO		06/18/2020		100	100
05724	10/18/2005	4	DETACH.STRUC	20,000	07/05/2006	TL	100	100
05661	09/26/2005	9	DECK		03/15/2006	TL	100	100



YEAR BLT	1973	SIZE ADJ	1.015
NET AREA	1,122	DETAIL ADJ	1.000
\$NLA(RCN)	\$263	OVERALL	0.970
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		1	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	2	CLAPBOARD	1.00
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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,056		35.90	37,912
+	BAS	L	BASE AREA	1,122	1973	189.00	212,058
C	WDK	N	WOOD DECK	120		38.91	4,669
D	AGR	N	ATT GARAGE	352		68.72	24,188
	F12	O	FPL 1S 2OP	2		8,289.40	16,579

TOTAL RCN	295,406
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	\$233,400