Key: 8561

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,726

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSON KATHLEEN 28 PORTSIDE DR POCASSET, MA 02559	39.0-109-0	28 PORTSIDE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSON KATHLEEN	04/09/2015	QS	291,000	(205954)
VIGEANT GEORGE J JR &	02/03/1978	QS	43,000	(73189)

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

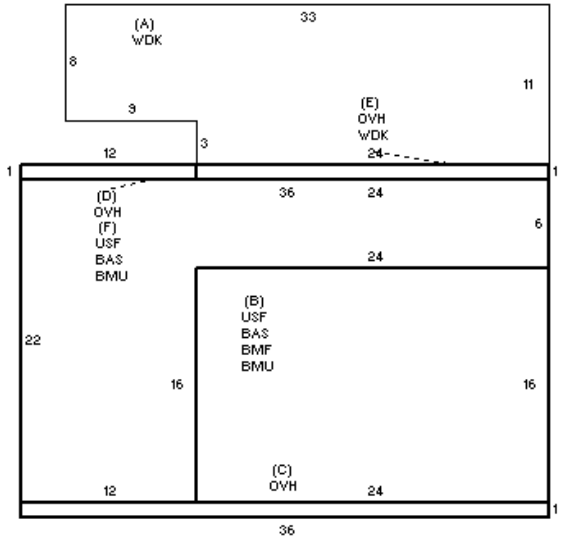
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		02/28/2020	TL	100	100
19024	01/08/2019	3	ALT/RENO	1,791	02/28/2020	TL	100	100

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			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	185,000	163,700
BUILDING	280,200	247,900
DETACHED	4,100	3,900
OTHER	0	0
TOTAL	**469,300**	**415,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	12 X 14		168	15.95	2,000
HTB	A 1.00	A 0.75			1	2,826.30	2,100

PHOTO 03/02/2020

BLDG COMMENTS

BUILDING

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

MEASURE	2/28/2020	TL
LIST	2/28/2020	EST
REVIEW		

YEAR BLT	1974	SIZE ADJ	1.010
NET AREA	1,656	DETAIL ADJ	1.000
$NLA(RCN)	$220	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	48	1.00
# OF HALF BATHS	1	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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	360		22.44	8,078
+	BMU	N	BSMT UNFINISHED	792		48.35	38,294
B	BMF	N	BSMT FINISH	384		61.37	23,568
+	BAS	L	BASE AREA	792	1974	216.67	171,602
+	USF	L	UPPER STORY FIN	792	1974	114.21	90,457
+	OVH	L	OVERHANG	72	1974	190.23	13,696
	F21	O	FPL 2S 1OP	1		9,253.00	9,253
	FIX	O	XTRA FIXTURES	4		2,236.83	8,947

TOTAL RCN	363,895

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$280,200