Key: 8562

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,727

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACDONALD JOHN L AND ALYSON J MACDONALD 26 PORTSIDE DR POCASSET, MA 02559	39.0-110-0	26 PORTSIDE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACDONALD JOHN L AND	04/07/1998	O	90,000	(148034)
LEACH, LAWRENCE W. JR.	12/21/1993	H	110,000	N/A-N/A

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	%
04848	11/18/2004	3	ALT/RENO	7,250	09/28/2005		100	100
980282	06/01/1998	3	ALT/RENO	2,000	05/30/2001	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

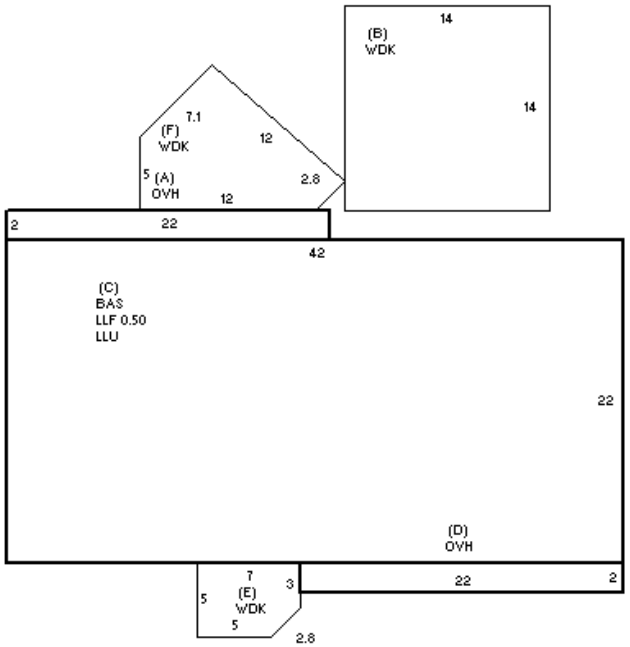
TOTAL	19,994 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	185,000	163,700
BUILDING	258,100	228,500
DETACHED	2,600	2,400
OTHER	0	0
TOTAL	**445,700**	**394,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90			144	19.71	2,600

PHOTO 10/27/2000



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/28/2005	TL
LIST	9/28/2005	TL
REVIEW	6/11/2007	DB

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.015
NET AREA	1,474	DETAIL ADJ	1.000
$NLA(RCN)	$211	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	2	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OVH	L	OVERHANG	88	1974	196.69	17,308
+	WDK	N	WOOD DECK	319		23.20	7,400
C	LLU	N	LOWER LEVEL UNF	924		34.80	32,151
C	LLF	L	LOWER LEVEL FIN	462	1974	67.02	30,961
C	BAS	L	BASE AREA	924	1974	215.37	199,000
	BMG	O	BSMT GARAGE	2		7,741.35	15,483
	F11	O	FPL 1S 1OP	1		8,707.90	8,708

TOTAL RCN	311,012

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

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$258,100