

Key: 8563

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.728

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
KANGAS JOHN E & ANNA M TRS THE KANGAS REALTY TRUST 24 PORTSIDE DR POCASSET, MA 02559		39.0-111-0	24 PORTSIDE DR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
KANGAS JOHN E & ANNA M TR		10/06/2016	F	1 (210930)		
KANGAS JOHN E &		10/09/1974	QS	38,900 (63010)		

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 %
13775	11/05/2013	3	ALT/RENO	7,000	11/09/2022	SL	100 100
07718	11/27/2007	3	ALT/RENO	3,500	03/28/2008	TL	100 100
02502	08/02/2002	8	POOL	5,800	09/23/2002	TL	100 100

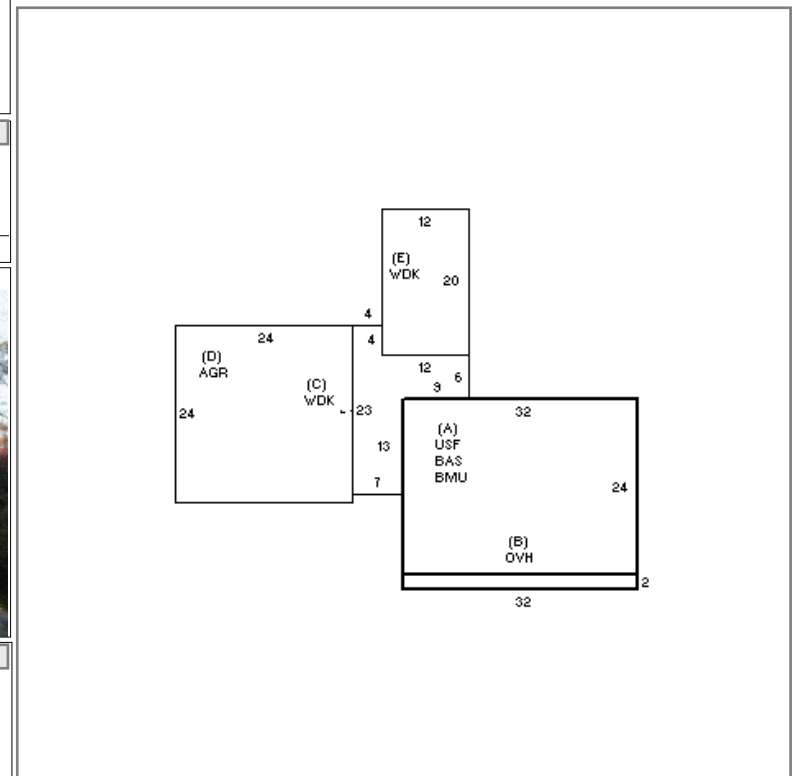
LAND

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	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	185,000	163,700			
Infl1	AVG		BUILDING	275,300	241,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	460,300	405,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/9/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/9/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/9/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1974	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	357,476
NET AREA	1,600	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		47.42	36,420		
\$NLA(RCN)	\$223	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	768	1974	212.50	163,202		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	768	1974	112.02	86,029		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OVH	L	OVERHANG	64	1974	186.56	11,940		
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	443		22.00	9,748		
				INT. FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	576		63.67	36,675		
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1		9,075.00	9,075			
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	2		2,193.80	4,388			
				USE	0		1.00										
																EFF.YR/AGE	1996 / 26
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$275,300