

Key: 8660

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.831

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CURRENT OWNER				PARCEL ID				LOCATION			
REYNOLDS MARCIE 4 GUNSTOCK CIRCLE POCASSET, MA 02559				39.0-208-0				4 GUNSTOCK CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REYNOLDS MARCIE				11/18/2022	QS	470,000	(231588)				
CARNEY GERALD J				08/14/2020	QS	389,100	(223366)				
ISIDORO KATHLEEN E				08/11/2006	F	1	(180837)				

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 %
03399	06/23/2003	3	ALT/RENO		05/22/2023	SL	100 100
03290	05/15/2003	4	DETACH.STRUC	750	08/18/2004	JS	100 100
01374	06/27/2001	9	DECK	500	08/18/2004	JL	100 100
960426	09/10/1996	3	ALT/RENO	7,982	03/28/2002	TL	100 100
		9	DECK	1,700	07/30/1997	JC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,020	11	1.00	100	1.00	100	1.00	235,700	1.71	A	1.00	R05	1.00			185,040

TOTAL	20,038 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	185,000	163,800			
Infl1	AVG		BUILDING	297,900	226,100			
N_Index	AVG		DETACHED	800	1,400			
			OTHER	0	0			
			TOTAL	483,700	391,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	10 X 10	2003	100	16.90	800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/12/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/12/2023	SL
STYLE	4	1.05	CAPE [100%]	REVIEW	7/12/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,441	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	900		41.08	36,974
\$NLA(RCN)	\$258	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	900	1983	223.42	201,078
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	541	1983	123.97	67,067
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	848			24.06	20,407
ROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.02	D	DKC	N	DECK-COMPOSITE	93			70.74	6,579
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00		BSF	N	BSMT SEMI-FIN	450			20.72	9,322
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1			9,924.70	9,925
FIXTURES	8	1.00	FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	3			2,399.40	7,198
GARAGE CAPACITY	0	1.00	USE	0		1.00		JAC	O	JACUZZI	1			13,835.30	13,835
% BSMT FINISH	50	1.00													
# OF HALF BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	372,385
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$297,900

