

Key: 8662

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.833

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CARDOSO NELSON V 2 GUNSTOCK CIR POCASSET, MA 02559				39.0-210-0				2 GUNSTOCK CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CARDOSO NELSON V				05/30/2000	QS	140,000 (157817)					
DONOVAN CONSTRUCTION CO I				02/04/2000	P	32,500 (156534)					
J & C PROPERTIES LTD				12/09/1999	QS	12,000 (155812)					

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	%
990770	12/16/1999	1	NEW CONSTRUC	100,000	10/03/2000	TL	100	100

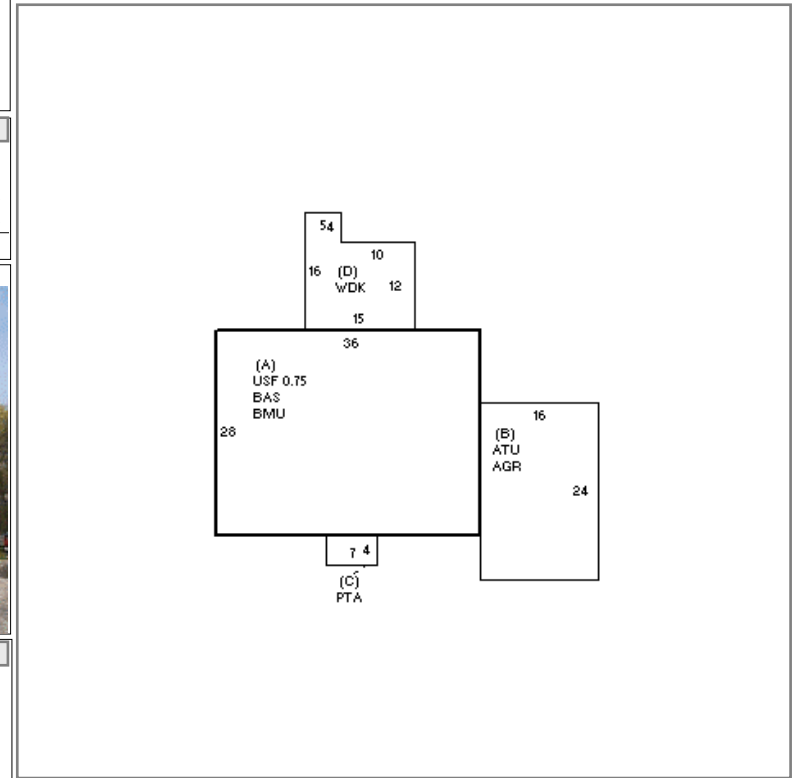
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	23,908	11	1.00	100	1.00	100	1.00	235,700	1.48	A	1.00	R05	1.00			191,140

TOTAL	23,914 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	191,100	169,200			
Infl1	AVG		BUILDING	339,200	303,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	530,300	472,900				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/3/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/3/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	2000	SIZE ADJ	1.010
NET AREA	1,764	DETAIL ADJ	1.000
\$NLA(RCN)	\$232	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,008		39.41	39,723
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,008	2000	207.46	209,118
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	756	2000	117.51	88,836
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	AGR	N	ATT GARAGE	384		75.43	28,965
FLOOR COVER	3	W/W CARPET	1.00	B	ATU	N	ATTIC UNF	384		45.68	17,540
INT. FINISH	2	DRYWALL	1.00	C	PTA	N	PATIO	28		16.60	465
HEATING/COOLING	1	FORCED AIR	1.00	D	WDK	N	WOOD DECK	200		37.80	7,560
FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP		1	9,519.90	9,520	
USE	0		1.00	FIX	O	XTRA FIXTURES		3	2,301.53	6,905	

TOTAL RCN	408,630
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$339,200