Key: 8663

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,834

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HORN ROBERT W & JAMIE I HORN P O BOX 442 POCASSET, MA 02559-0442	39.0-211-0	1 GUNSTOCK CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HORN ROBERT W &	11/30/1993	QS	112,000	(132158)
DENMARK GEORGE D II &	03/05/1990	A	133,500	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	%
B-22-267	09/01/2022	9	DECK	12,000	11/03/2023	SL	100	100
18076	02/01/2018	4	DETACH.STRUC	4,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,631	11 1.00	100 1.00	100 1.00	235,700	1.54	A 1.00	R05 1.00			189,130

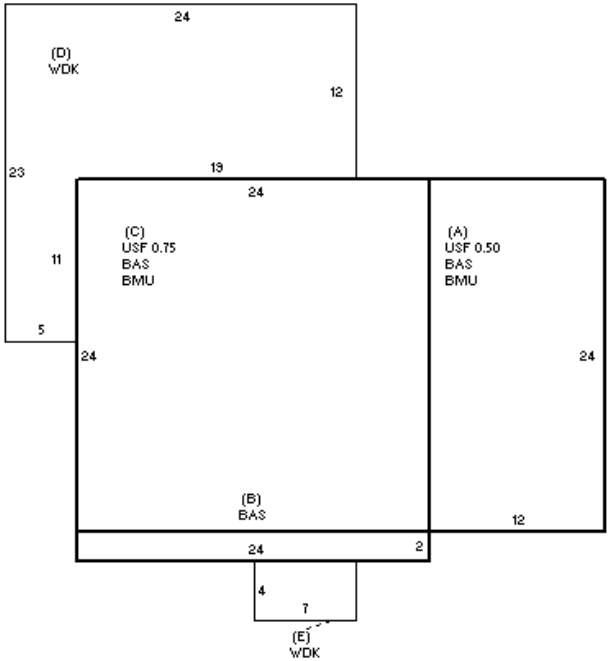
TOTAL	22,651 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	189,100	167,400
BUILDING	269,400	238,400
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**460,600**	**407,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	10 X 12		120	19.71	2,100

PHOTO 08/25/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/3/2023	SL
LIST	11/3/2023	EST
REVIEW	11/3/2023	SL

YEAR BLT	1986	SIZE ADJ	1.015
NET AREA	1,488	DETAIL ADJ	1.000
$NLA(RCN)	$226	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	864		41.08	35,496
+	USF	L	UPPER STORY FIN	576	1986	123.97	71,406
+	BAS	L	BASE AREA	912	1986	223.42	203,759
+	WDK	N	WOOD DECK	371		24.07	8,929
	F21	O	FPL 2S 1OP	1		9,924.70	9,925
	FIX	O	XTRA FIXTURES	3		2,399.40	7,198

TOTAL RCN 336,713

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

EFF.YR/AGE 1999 / 23

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $269,400