

Key: 8664

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.835

LEGALS

LAND

DETACHED

BUILDING

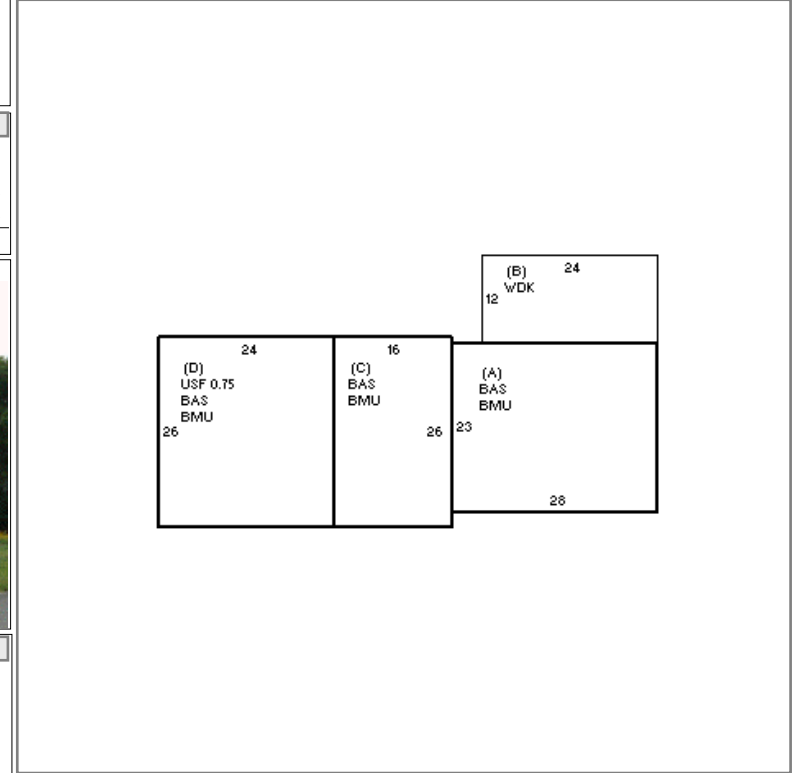
CURRENT OWNER				PARCEL ID				LOCATION			
MCPHERSON DAVID J & PATRICIA O TR MCPHERSON REVOCABLE TRUST 17 PRYER DR POCASSET, MA 02559-1930				39.0-212-0				17 PRYER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCPHERSON DAVID J & PATRI				05/27/2015	F	1 (206336)					
MCPHERSON DAVID J &				12/01/1994	QS	132,000 (135694)					

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	%
EXB-22-800	11/30/2022	14	SOLAR	35,000			100	100
EXB-22-345	06/02/2022	3	ALT/RENO	13,942			100	100
13623	09/13/2013	3	ALT/RENO	10,000	10/31/2013		100	100
12716	10/09/2012	4	DETACH.STRUC	14,170			100	100
900382	07/26/1990	4	DETACH.STRUC	25,000	01/01/1991	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,467	11	1.00	100	1.00	100	1.00	235,700	1.68	A	1.00	R05	1.00			185,740

TOTAL	20,473 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	185,700	164,400			
Infl1	AVG		BUILDING	390,700	345,700			
N_Index	AVG		DETACHED	1,200	1,700			
			OTHER	0	0			
			<b>TOTAL</b>	<b>577,600</b>	<b>511,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	12 X 12		144	16.42	1,200



BUILDING	CD	ADJ	DESC	MEASURE	8/25/2008	RJM
MODEL	1		RESIDENTIAL	LIST	8/25/2008	RJM
STYLE	4	1.05	CAPE [100%]	REVIEW	9/2/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1978	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	482,294		
NET AREA	2,152	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,684		32.48	54,700	CONDITION ELEM	CD		
\$NLA(RCN)	\$224	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,268	1978	197.79	250,799	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	288		28.37	8,171	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	416	1978	197.79	82,281	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	D	USF	L	UPPER STORY FIN	468	1978	120.53	56,410	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		7,808.35	15,617	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		9,649.80	9,650	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	2		2,332.75	4,666				
				USE	0		1.00												
				CAPACITY		UNITS	ADJ												
				STORIES		1.75	1.00												
				ROOMS		7	1.00												
				BEDROOMS		3	1.00												
				BATHROOMS		2	1.00												
				FIXTURES		8	1.00												
				GARAGE CAPACITY		2	1.00												
				% BSMT FINISH		0	1.00												
				# OF HALF BATHS		0	1.00												
				# OF UNITS		1	1.00												
																EFF.YR/AGE	2000 / 22		
																COND	19 19 %		
																FUNC	0		
																ECON	0		
																DEPR	19	% GD	81
																RCNLD	\$390,700		