

Key: 8667

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.838

LEGAL

LAND

DETACHED

BUILDING

G

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|------------|--|--|--|
| DOUCETTE THEODORE J & NORMA J DOUCETTE 7 PRYER DR POCASSET, MA 02559-1930 | | | | 39.0-215-0 | | | | 7 PRYER DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| | | | | 11/19/1984 | QS | 79,700 | (99074) | | | | |

| 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 | % |
| 11029 | 01/27/2011 | 3 | ALT/RENO | 1,000 | 03/11/2011 | | 100 | 100 |
| 10484 | 08/17/2010 | 3 | ALT/RENO | 1,000 | 11/29/2010 | | 100 | 100 |

| 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 |

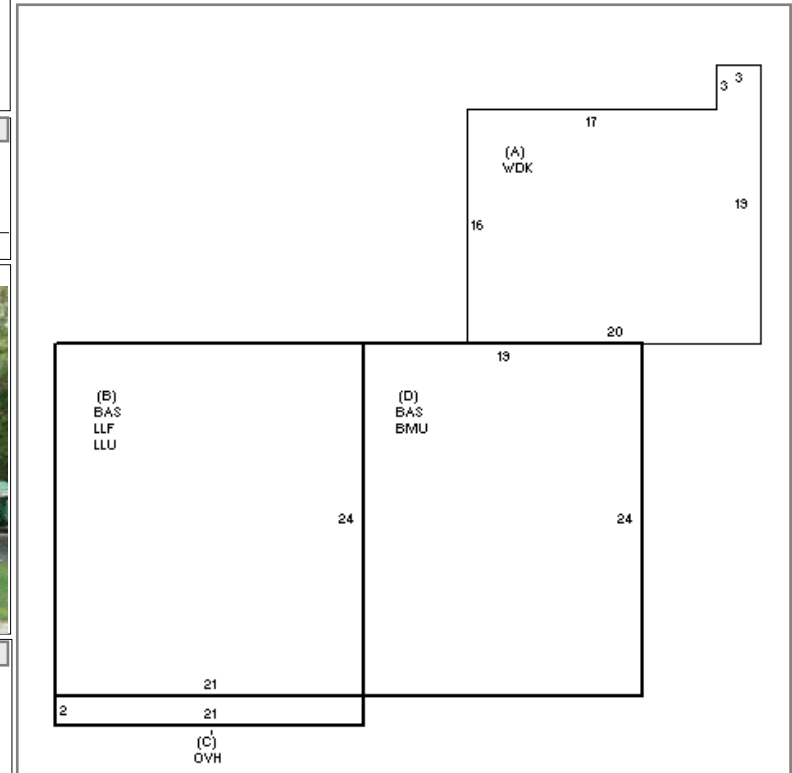
| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 19,994 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | POC | NOTE | LAND | 185,000 | 163,700 | | | |
| Infl1 | AVG | | BUILDING | 238,500 | 211,100 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 423,500 | 374,800 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A | 1.00 | A 0.75 8 X 10 | | | 0.00 | |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 8/25/2008 | RJM |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/25/2008 | RJM |
| STYLE | 3 | 0.95 | SPLIT LEVEL [100%] | REVIEW | 9/2/2008 | KEO |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1984 | SIZE ADJ | 1.010 |
|-----------------|-------|------------|-------|
| NET AREA | 1,506 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$189 | OVERALL | 0.970 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| FIXTURES | 8 | 1.00 | |
| GARAGE CAPACITY | 0 | 1.00 | |
| % BSMT FINISH | 52 | 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 | 3 | W/W CARPET | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----|-----|---|-----------------|-------|------|-----------|---------|
| A | WDK | N | WOOD DECK | 329 | | 20.93 | 6,884 |
| B | LLU | N | LOWER LEVEL UNF | 504 | | 35.52 | 17,903 |
| B | LLF | L | LOWER LEVEL FIN | 504 | 1984 | 60.45 | 30,468 |
| + | BAS | L | BASE AREA | 960 | 1984 | 194.28 | 186,507 |
| C | OVH | L | OVERHANG | 42 | 1984 | 177.42 | 7,452 |
| D | BMU | N | BSMT UNFINISHED | 456 | | 45.10 | 20,564 |
| F11 | O | | FPL 1S 1OP | 1 | | 7,855.20 | 7,855 |
| FIX | O | | XTRA FIXTURES | 3 | | 2,086.43 | 6,259 |

| TOTAL RCN | 283,893 | |
|----------------|-----------|---------|
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| KITCHEN | G | |
| BATHS | A | |
| HEAT | U | |
| ELECT | A | |
| EFF.YR/AGE | 2003 / 19 | |
| COND | 16 | 16 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 16 | % GD 84 |
| RCNLD | \$238,500 | |