

Key: 8711

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.885

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TRINANES JOSHUA R 3A BABES WAY POCASSET, MA 02559				39.0-236-0				3 BABES WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TRINANES JOSHUA R				04/28/2022	U	500,000		35081-137			
PATTERSON THOMAS ESTATE O				10/18/2021	F	1 34582-190					
PATTERSON THOMAS				02/14/2012	F	10 26080-107					

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U	4 APT	1.00	100	1.00	100	1.00	A	1.00	APV	1.80	264,960

TOTAL	39,988 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	APTS	NOTE	LAND	265,000	252,000			
Infl1	AVG		BUILDING	378,500	350,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	643,500	602,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2021	RP
MODEL	1		RESIDENTIAL	LIST	7/27/2021	EST
STYLE	11	1.05	DUPLEX [100%]	REVIEW	7/27/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.010
NET AREA	1,654	DETAIL ADJ	1.000
\$NLA(RCN)	\$293	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	10	1.00
BEDROOMS	6	1.00
BATHROOMS	4	1.00
FIXTURES	16	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	4	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
+	WDK	N	WOOD DECK	1,148		24.24	27,825
B	BMF	N	BSMT FINISH	1,654		32.03	52,972
B	BAS	L	BASE AREA	1,654	1987	204.88	338,878
	BMF	N	BSMT FINISH	784		49.72	38,978
	FIX	O	XTRA FIXTURES	11		2,416.57	26,582

TOTAL RCN	485,235
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$378,500

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1110	100	APT - 4 TO 8 UNITS		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

