

Key: 8732

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.905

LEGALS

CURRENT OWNER							PARCEL ID				LOCATION				
JOHNSON GRETCHEN 734 COUNTY RD POCASSET, MA 02559							39.0-255-0				734 COUNTY RD				
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)					
JOHNSON GRETCHEN							03/18/2011	N		25326-208					
JOHNSON GRETCHEN &							03/22/2005	QS	300,000	19641-295					
POIRIER DENNIS M							02/22/1994	G	85,500	9060-201					

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	%
14713	08/26/2014	15	INSULATE/WEA	700	11/19/2014			
950033	01/26/1995	4	DETACH.STRUC	749	11/12/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	30,916	11	1.00	100	1.00	100	1.00	223,915	1.21	A	1.00	R03	0.95			192,020

TOTAL	30,928 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	192,000	169,900
Infl1	AVG		LAND BUILDING	208,800	187,200			
N_Index	AVG		DETACHED	800	800			
			OTHER	0	0			
						<b>TOTAL</b>	<b>401,600</b>	<b>357,900</b>

DETACHED

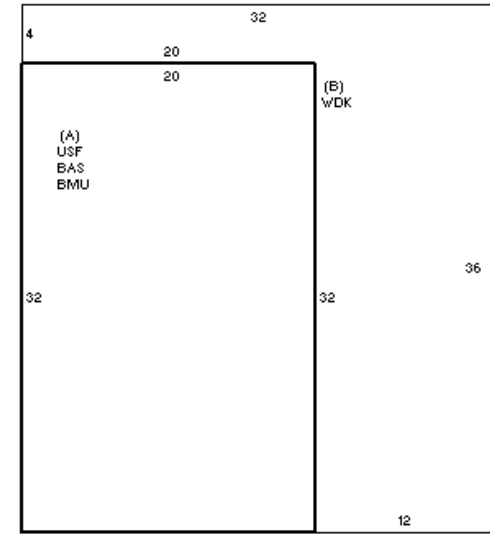
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	A 0.75 8 X 8		64	16.90	800	09/10/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/11/2023	SL
MODEL	1		RESIDENTIAL	LIST	10/11/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	10/11/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1988	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	267,737
NET AREA	1,280	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	640		50.93	32,593		
\$NLA(RCN)	\$209	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	640	1988	228.21	146,055		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	640	1988	120.30	76,990		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	512		23.63	12,099		
				FLOOR COVER	2	SOFTWOOD	1.02										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

TOTAL RCN		267,737	
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	\$208,800		