

Key: 8801

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.983

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LAND


CURRENT OWNER				PARCEL ID				LOCATION				
SWEENEY JOHN E 198 NORTH RD POCASSET, MA 02559				42.0-44-0				198 NORTH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SWEENEY JOHN E				10/02/2000	G	2,500,000	13274-212					
PYNCHON JANET M				08/11/2000	X		()					
PYNCHON DAVID M &					XX		02813-0026					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	80,000	12	1.00	100	1.00	100	1.00	WNS	7.50		2,093,700
300	A	0.663	12	1.00	100	1.00	100	1.00	WNS	7.50		81,050

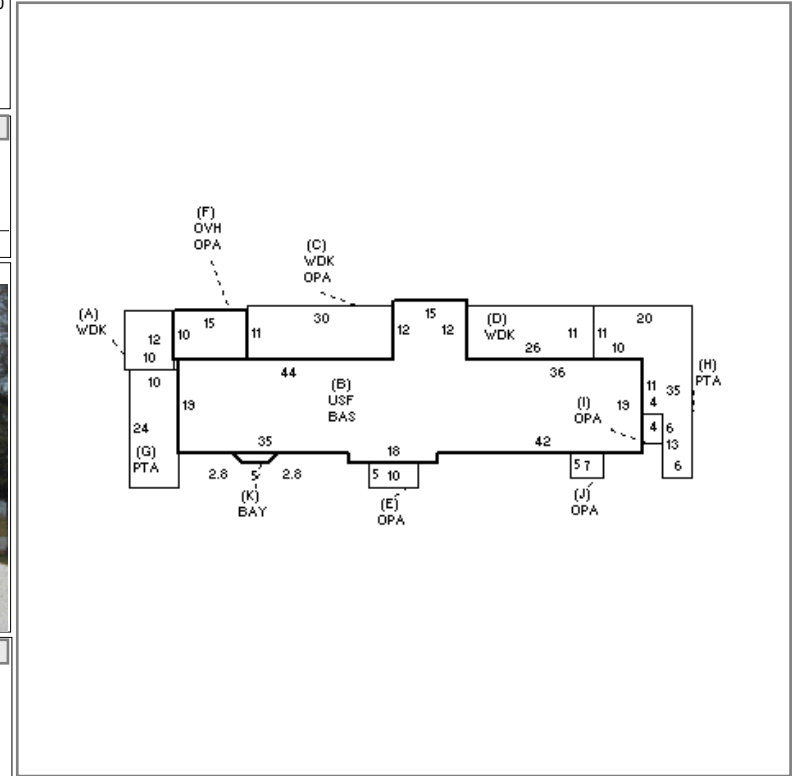
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18686	08/13/2018	4	DETACH.STRUC	7,500			100 100
18159	03/01/2018	4	DETACH.STRUC	2,700			100 100
15839	09/17/2015	4	DETACH.STRUC	8,000			100 100
13389	06/17/2013	4	DETACH.STRUC	3,715	10/25/2013		100 100
12547	08/14/2012	1	NEW CONSTRUC	493,000	04/07/2014	TL	100 100

LAND

TOTAL	2.500 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE				LAND	2,174,800	1,924,600
Infl1	AVG					BUILDING	1,363,200	1,206,400
N_Index	AVG					DETACHED	0	0
						OTHER	1,243,000	1,111,700
						TOTAL	4,781,000	4,242,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/06/2014
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/7/2014	TL
MODEL	1		RESIDENTIAL	LIST	4/7/2014	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	2/7/2019	TL
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1908	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,206	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	WDK	N	WOOD DECK	736		46.71	34,377
\$NLA(RCN)	\$352	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	BAS	L	BASE AREA	2,021	1908	375.81	759,522
				ROOF SHAPE	2	HIP	1.02	B	USF	L	UPPER STORY FIN	2,021	1908	189.46	382,889
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	589		128.69	75,800
				FLOOR COVER	2	SOFTWOOD	1.02	F	OVH	L	OVERHANG	150	1908	396.01	59,402
				INT. FINISH	1	PLASTER	1.00	+	PTA	N	PATIO	648		29.73	19,267
				HEATING/COOLING	11	HT WATER CL AIR	1.05	K	BAY	L	BAYWINDOW	14	1908	395.95	5,543
				FUEL SOURCE	2	GAS	1.00	CPC	O	CAPE CELLAR	1		8,257.00	8,257	
				USE	0		1.00	F22	O	FPL 2S 2OP	3		20,163.57	60,491	
								FIX	O	XTRA FIXTURES	14		4,656.74	65,194	
								KIT	O	EXTRA KITCHEN	1		10,983.80	10,984	

TOTAL RCN	1,481,726
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$1,363,200

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TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

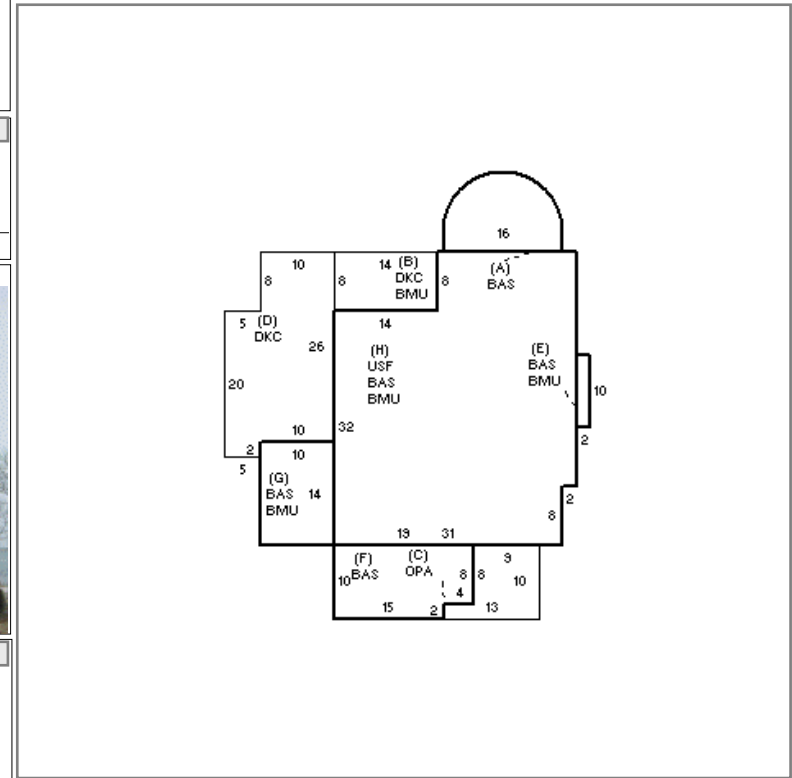
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	1,243,000	
Infl1			BUILDING		
N_Index			DETACHED		
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/7/2014	TL
MODEL	1		RESIDENTIAL	LIST	4/7/2014	REF
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	1/7/2019	TL
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,322,383
NET AREA	2,877	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,685	2012	422.50	711,917	CONDITION ELEM	CD
\$NLA(RCN)	\$460	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,464		74.76	109,442	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	C	OPA	N	OPEN PORCH	98	168.17	16,481	INTERIOR	A
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	DKC	N	DECK-COMPOSITE	472		146.92	69,348	KITCHEN	A	
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.02	H	USF	L	UPPER STORY FIN	1,192	2012	243.29	289,996	BATHS	A	
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		16,679.50	16,680	HEAT	A	
BATHROOMS	3	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	10		4,983.26	49,833	ELECT	A	
FIXTURES	15	1.00	FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	2		14,976.00	29,952			
GARAGE CAPACITY	1	1.00	USE	0		1.00		JAC	O	JACUZZI	1		28,735.20	28,735			
% BSMT FINISH	0	1.00															
# OF HALF BATHS	1	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	2013 / 9
																COND	6 6 %
																FUNC	0
																ECON	0
																DEPR	6 % GD 94
																RCNLD	\$1,243,000