

Key: 8864

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.060

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
CANDELA STEVEN L 2022 REV TR & NANCY E CANDELA 2022 REV TR 41 HARBOR DR POCASSET, MA 02559		42.2-5-0		41 HARBOR DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CANDELA STEVEN L 2022 REV		06/06/2022	F	1	35169-199
CANDELA STEVEN L ETUX		06/27/2014	QS	1,075,000	28231-256
THE SAILING EAGLE LLC		05/18/2009	F	1	23711-337

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	26,000	11	1.00	DCK	1.00	100	1.00	1,414,200	1.38	A	1.00	BSP	6.00	1,166,550
300	A	0.206	11	1.00	DCK	1.00	100	1.00	58,680	1.00	ML	0.60	BSP	6.00	12,090

TOTAL	34,979 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E Pocasset Harbor; Chapter 91 license #96-7 float; pier with ramp expires 2045	LAND	1,178,600	1,107,400			
Infl1	DOCK		BUILDING	1,107,100	989,800			
N_Index	AVG		DETACHED	72,600	69,100			
			OTHER	0	0			
			TOTAL	2,358,300	2,166,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
PPD	V	1.30	10 0.90	40X5X3X24	2019	272	235.56	57,700
FLD	E	1.90	10 0.90	9X16		144	114.76	14,900



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2017	TL
MODEL	1		RESIDENTIAL	LIST	8/3/2017	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2016	SIZE ADJ	0.980
NET AREA	4,579	DETAIL ADJ	1.000
\$NLA(RCN)	\$249	OVERALL	1.170
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	19	1.00	
GARAGE CAPACITY	3	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	2	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	1,696		25.61	43,442
+	USF	L	UPPER STORY FIN	2,816	2016	134.11	377,656
+	WDK	N	WOOD DECK	701		33.06	23,177
+	BAS	L	BASE AREA	1,703	2016	274.16	466,893
E	SOL	N	SOLARIUM	216		133.49	28,835
F	BIG	N	BUILT-IN GARAGE	1,120		108.34	121,344
H	OPA	N	OPEN PORCH	60		118.62	7,117
H	OVH	L	OVERHANG	60	2016	280.33	16,820
	FIX	O	XTRA FIXTURES	14		3,296.39	46,149
	GFP	O	GAS FIREPLACE	1		9,906.60	9,907

TOTAL RCN	1,141,339
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2016 / 6
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$1,107,100

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	%
16317A	04/27/2016	4	DETACH.STRUC		01/24/2018	DB	100	100
16317B	04/27/2016	5	DEMOLITIONS		08/03/2017	TL	100	100
10134	04/06/2010	1	NEW CONSTRUCT	635,000	08/03/2017	TL	100	100
01181	04/11/2001	3	ALT/RENO	4,098	06/02/2010	TL	100	100
				7,800	09/16/2003	TL	100	100

