

Key: 8879

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.075

LEG
AL

CURRENT OWNER				PARCEL ID				LOCATION			
SIROIS JOSEPH L III TRS JOSEPH L SIROIS III TRUST PO BOX 948 POCASSET, MA 02559				42.2-19-2				94 HARBOR DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SIROIS JOSEPH L III TRS				10/26/2020	F	1	33395-90				
SIROIS JOSEPH				08/27/2008	O	610,000	23123-237				
OCONNOR J FORD EXECUTOR				08/27/2008	F		23123-235				

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	%
B-22-127	04/20/2022	4	DETACH.STRUC	95,000	06/22/2023	TL	100	100
08484	09/09/2008	2	ADDITIONS	80,000	07/22/2009	TL	100	100

LAN
D

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	40,000	11	1.00	100	1.00	100	1.00	589,250	1.00	A	1.00	BA+ 2.50	540,980
300	A	0.132	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+ 2.50	5,380

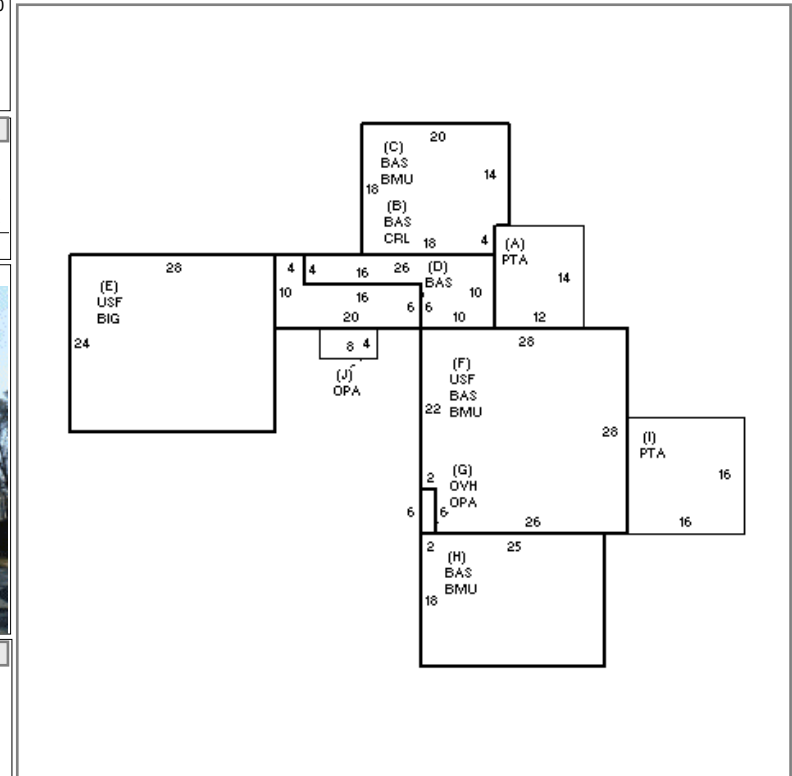
TOTAL	1.050 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE			LAND	546,400	425,500	
Infl1	AVG		BUILDING	703,800	655,600			
N_Index	AVG		DETACHED	28,800	0			
			OTHER	0	0			
					TOTAL	1,279,000	1,081,100	

DET
ACH
ED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 14X10		140	16.42	1,100
GFU	V	1.30	10 0.90 24X24	2022	576	53.43	27,700



BLDG COMMENTS



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	2/10/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/10/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/22/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,330	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$218	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	10	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	5	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	3	1.00		HEATING/COOLING	11	HT WATER CL AIR	1.05
FIXTURES	15	1.00		FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	4	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	PTA	N	PATIO	424		15.48	6,565
B	CRL	N	BSMT CRAWL	164		39.01	6,398
+	BMU	N	BSMT UNFINISHED	1,574		36.38	57,262
+	BAS	L	BASE AREA	1,874	1984	201.70	377,977
E	BIG	N	BUILT-IN GARAGE	672		83.98	56,437
E	USF	L	UPPER STORY FIN	672	2009	118.40	79,562
F	USF	L	UPPER STORY FIN	772	1984	118.40	91,402
+	OPA	N	OPEN PORCH	44		92.78	4,083
G	OVH	L	OVERHANG	12	1984	206.22	2,475
F11	O	FPL 1S 1OP		1		9,130.70	9,131
F21	O	FPL 2S 1OP		1		10,031.50	10,032
FIX	O	XTRA FIXTURES		10		2,425.14	24,251

TOTAL RCN	725,573
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2016 / 6
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$703,800