

Key: 8887

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.083

LEGAL

LAND

DETACHED

BUILDING

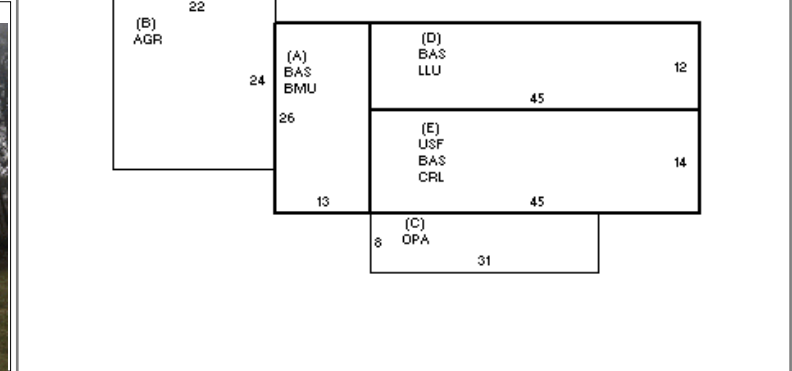
CURRENT OWNER				PARCEL ID				LOCATION			
RANDO JOHN A JR ETAL LINDA RANDO PO BOX 671 POCASSET, MA 02559				42.2-26-0				80 HARBOR DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RANDO JOHN A JR ETAL LIND				12/29/2022	F	100	35566-215				
RANDO JOHN A TESTAMENTARY				06/04/2021	F	1	34178-300/06				
RANDO HELEN REV TRUST &				01/15/2020	F		32624-7				

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	%
18860	10/10/2018	3	ALT/RENO	14,000	01/18/2019	TL	100	100
03434	07/01/2003	4	DETACH.STRUC		01/02/2004	TL	100	100

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	0.052	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50	2,120

TOTAL	42,253 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	543,100	423,000			
Infl1	AVG		BUILDING	344,600	305,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				887,700	728,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/18/2019	TL
MODEL	1		RESIDENTIAL	LIST	1/18/2019	TL
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	465,691		
NET AREA	2,138	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	338		59.84	20,227	CONDITION ELEM	CD		
\$NLA(RCN)	\$218	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,508	1964	178.84	269,691	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	528		60.25	31,812	INTERIOR	F		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	248		57.37	14,228	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	D	LLU	N	LOWER LEVEL UNF	540		35.35	19,087	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	E	CRL	N	BSMT CRAWL	630		25.04	15,777	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	E	USF	L	UPPER STORY FIN	630	1964	106.00	66,779	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	F	11	O	FPL 1S 1OP	2		7,816.35	15,633				
				USE	0		1.00		FIX	O	XTRA FIXTURES	6		2,076.10	12,457				
																	EFF.YR/AGE	1993 / 29	
																	COND	26 26 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	26 % GD 74	
																	RCNLD	\$344,600	