

Key: 8889

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.085

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HARGRAVE THOMAS A & TALLEY G HARGRAVE 62 HARBOR DR POCASSET, MA 02559				42.2-28-0				62 HARBOR DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARGRAVE THOMAS A & BERLER JOEL F ETUX				05/10/2018	P	475,000	31258-42				
BERLER JOEL F &				09/08/2006	F	100	21332-1				
				03/24/1988	XX		6200-124				

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	%
19034	01/10/2019	1	NEW CONSTRUC	533,500	03/05/2020	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	BA+	2.50		540,980
300	A	0.620	11	1.00	100	1.00	100	1.00	BA+	2.50		25,270

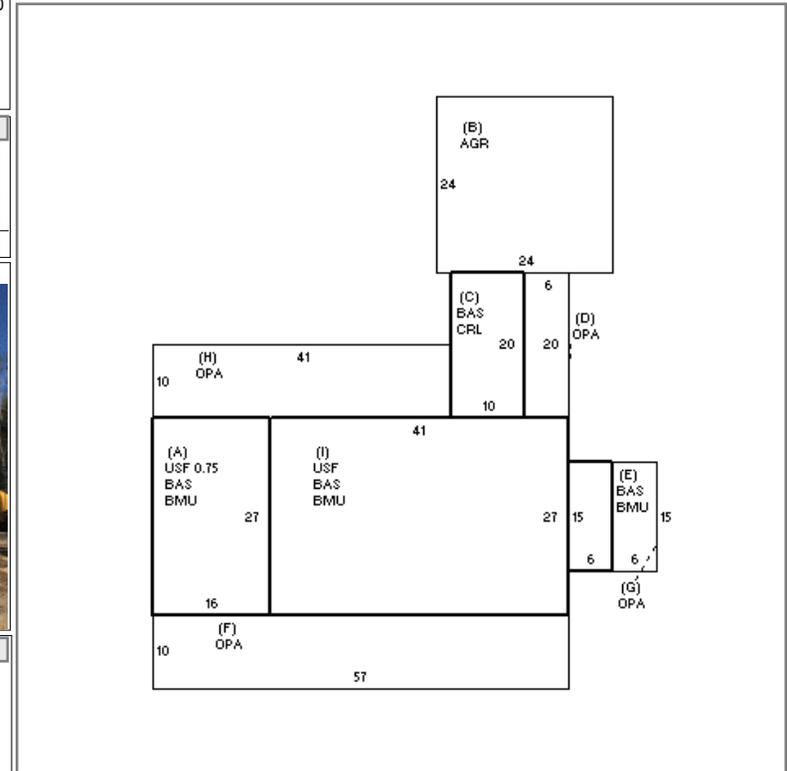
TOTAL	1.538 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		NOTE Distant water views (winter only)	LAND			566,300	441,000	
Infl1	AVG			BUILDING			1,048,100	927,500	
N_Index	AVG			DETACHED			0	0	
				OTHER			0	0	
				TOTAL			1,614,400	1,368,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/5/2020	TL
MODEL	1		RESIDENTIAL	LIST	3/5/2020	TL
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	2019	SIZE ADJ	0.995
NET AREA	3,260	DETAIL ADJ	1.000
\$NLA(RCN)	\$322	OVERALL	1.190
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	15	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	3	RADIANT HW	1.10
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,629		47.40	77,211
+	BAS	L	BASE AREA	1,829	2019	283.11	517,816
+	USF	L	UPPER STORY FIN	1,431	2019	166.19	237,817
B	AGR	N	ATT GARAGE	576		98.79	56,905
C	CRL	N	BSMT CRAWL	200		54.76	10,953
+	OPA	N	OPEN PORCH	1,190		86.68	103,146
FIX	O	O	XTRA FIXTURES	10		3,404.10	34,041
GFP	O	O	GAS FIREPLACE	1		10,230.20	10,230

TOTAL RCN	1,048,118	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0 % GD	100
RCNLD	\$1,048,100	