

Key: 8896

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.091

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
ADAMO MATTHEW 12 HARBOR DR POCASSET, MA 02559				42.2-33-2				12 HARBOR DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ADAMO MATTHEW				06/23/2021	QS	732,000	34231-122					
BIRTZ DONNA M TR				05/04/2012	F		26308-218					
BIRTZ DONNA M TR				10/06/2011	F	100	25733-246					

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	%
EXB-21-741	10/12/2021	3	ALT/RENO	9,668			100	100
EXB-21-499	07/21/2021	15	INSULATE/WEA	7,800			100	100
910117	04/05/1991	3	ALT/RENO	12,000	03/01/1992	HS	100	100

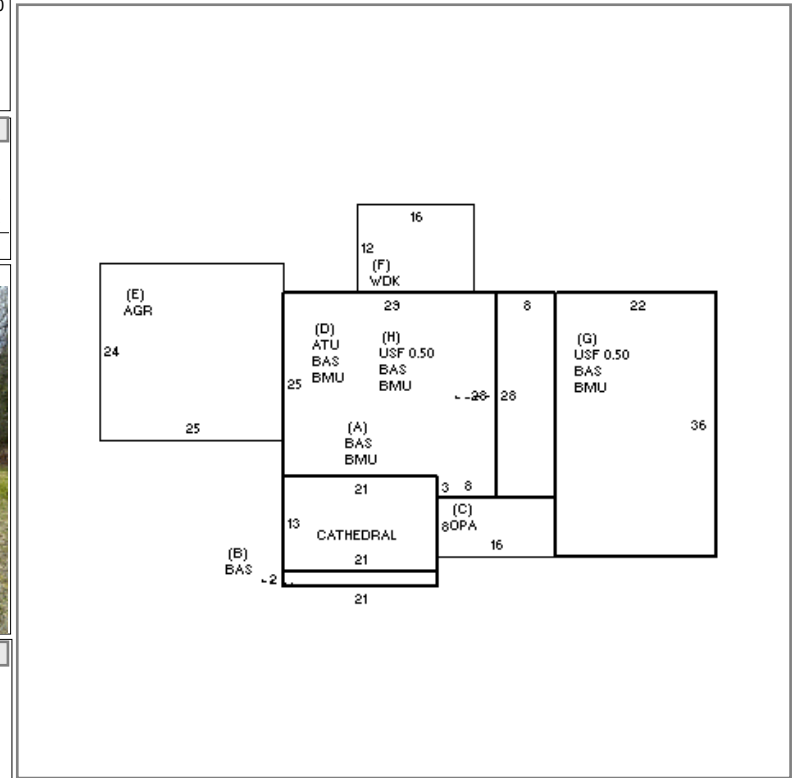
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	589,250	1.00	A	1.00	BA+	2.50		540,980
300	A	0.054	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50		2,200

TOTAL	42,340 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	543,200	423,000			
Infl1	AVG		BUILDING	527,200	466,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		1,070,400	889,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/18/2021

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	TL
MODEL	1		RESIDENTIAL	LIST	7/19/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,588	DETAIL ADJ	1.000
\$NLA(RCN)	\$261	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,038		33.49	68,252
+	BAS	L	BASE AREA	2,080	1987	200.31	416,639
C	OPA	N	OPEN PORCH	128		79.96	10,235
D	ATU	N	ATTIC UNF	749		48.68	36,460
E	AGR	N	ATT GARAGE	600		72.03	43,220
F	WDK	N	WOOD DECK	192		40.77	7,828
+	USF	L	UPPER STORY FIN	508	1987	128.24	65,148
	F22	O	FPL 2S 2OP	1		10,747.10	10,747
	FIX	O	XTRA FIXTURES	7		2,482.01	17,374

TOTAL RCN	675,904
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$527,200
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