

Key: 8898

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.093

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
RANDO LINDA MARIA PO BOX 671 POCASSET, MA 02559				42.2-34-1				30 HARBOR DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Certs)					
RANDO LINDA MARIA				11/13/2017	F	1	30892-284					
BAINES LINDA RANDO				10/28/2005	QS	610,000	20416-128					
STEINBRECHER DONALD H &				04/29/1988	QS	315,000	6235-121					
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	589,250	1.00	A	1.00	BA+	2.50	540,980
300	A	0.028	11	1.00	100	40,750	1.00	A	1.00	BA+	2.50	1,140

LAND

TOTAL	41,208 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE			LAND	542,100	422,200	
Infl1	AVG				BUILDING	371,100	328,400	
N_Index	AVG				DETACHED	0	0	
					OTHER	0	0	
						<b>TOTAL</b>	<b>913,200</b>	<b>750,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2019	TL
MODEL	1		RESIDENTIAL	LIST	5/17/2019	TL
STYLE	1	0.95	RANCH [99%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1986	SIZE ADJ	1.005
NET AREA	2,094	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	0.971
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	31	WW-HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	2,076		28.04	58,212
A	BAS	L	BASE AREA	2,076	1986	167.71	348,174
B	WDK	N	WOOD DECK	192		34.13	6,554
C	AGR	N	ATT GARAGE	576		60.31	34,740
D	OPA	N	OPEN PORCH	128		66.95	8,570
E	BAS	L	BASE AREA	18	1986	167.74	3,019
F	F12	O	FPL 1S 2OP	1		8,216.70	8,217
FIX	O	O	XTRA FIXTURES	4		2,078.08	8,312

TOTAL RCN	475,799
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	\$371,100

