

Key: 8924

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.120

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NELSON ROBERT W & CAROLYN G NELSON 28 WING RD POCASSET, MA 02559				42.4-28-0				401 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NELSON ROBERT W &				05/29/1990	XX		7175-127				

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	11	1.00	100	1.00	100	1.00	942,800	5.97	A	HCE 4.00	645,880

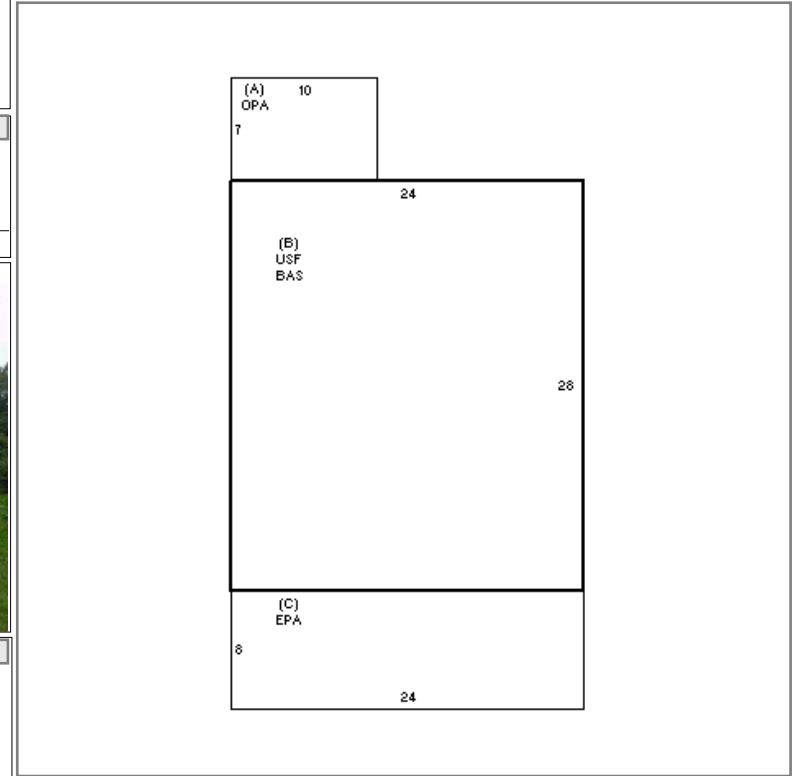
TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	645,900	643,100			
Infl1	AVG		BUILDING	188,700	161,000			
N_Index	AVG		DETACHED	8,100	11,600			
			OTHER	0	0			
			TOTAL	842,700	815,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	50 0.50	20 X 20		400	40.60	8,100



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/25/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/25/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/25/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1923	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$185	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	14	PARTIAL HEAT	0.99
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	70		78.57	5,500
B	BAS	L	BASE AREA	672	1923	211.46	142,101
B	USF	L	UPPER STORY FIN	672	1923	111.47	74,907
C	EPA	N	ENCLOSED PORCH	192		75.65	14,524
	F21	O	FPL 2S 1OP	1		9,030.50	9,031
	FIX	O	XTRA FIXTURES	1		2,183.60	2,184

TOTAL RCN	248,246
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$188,700