

Key: 8946

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.147

LEGALS

CURRENT OWNER								PARCEL ID				LOCATION			
FORD ROSEMARIE 12 MICHAEL RD POCASSET, MA 02559								43.0-15-0				12 MICHAEL RD			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
FORD ROSEMARIE								12/27/2022	F	1	35563-64/65				
FORD DONALD J &								10/24/2022	F	100	35438-99				
FORD DONALD J								08/17/2004	N		18942-223				

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	%
09345	07/27/2009	3	ALT/RENO	5,800	08/24/2009		100	100
08462	08/27/2008	10	WOODSTOVE	3,858	09/09/2008		100	100
06305	05/22/2006	3	ALT/RENO	6,233	08/23/2007	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,025	11	1.00	100	1.00	100	1.00	271,055	1.71	A	1.00	R08	1.15			212,800

TOTAL	20,038 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	212,800	180,200
Infl1	AVG		BUILDING	247,500	219,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	460,300	399,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/9/2008	SAL
MODEL	1		RESIDENTIAL	LIST	9/9/2008	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/11/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1975	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
\$NLA(RCN)	\$265	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	10	VERT BOARD	1.00
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	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	252		70.84	17,853
B	BMU	N	BSMT UNFINISHED	1,152		37.01	42,638
B	BAS	L	BASE AREA	1,152	1975	194.85	224,462
C	WDK	N	WOOD DECK	192		35.50	6,817
D	OPA	N	OPEN PORCH	70		77.79	5,446
	FIX	O	XTRA FIXTURES	2		2,161.45	4,323
	MST	O	MAS/METAL STACK	1		4,050.90	4,051

TOTAL RCN	305,589
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$247,500

