Key: 8950

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,151

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DURFEE KENNETH D & PAULA M DURFEE 20 MICHAEL RD POCASSET, MA 02559-2104	43.0-19-0	20 MICHAEL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DURFEE KENNETH D & DURFEE KENNETH D ETUX	01/25/2017	F XX	10	30256-39 3257-61

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-20-551	12/24/2020	15	INSULATE/WEA	4,414			100	100
05248	04/21/2005	4	DETACH.STRUC	800	09/05/2008	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,727	11 1.00	100 1.00	100 1.00	271,055	1.44	A 1.00	R08 1.15			221,290

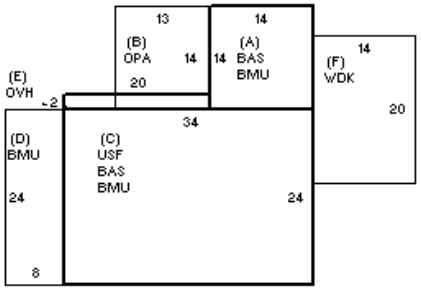
TOTAL	24,742 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	221,300	187,300
BUILDING	309,700	277,600
DETACHED	4,400	4,100
OTHER	0	0
TOTAL	**535,400**	**469,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12 X 16	2005	192	15.95	2,800
WDK	A 1.00	10 0.90	6 X 16		96	18.30	1,600

PHOTO 12/31/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/22/2018	KT
LIST	1/22/2018	EST
REVIEW	1/22/2018	KT

YEAR BLT	1981	SIZE ADJ	1.010
NET AREA	1,868	DETAIL ADJ	1.000
$NLA(RCN)	$215	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	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	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	1,204		34.20	41,180
+	BAS	L	BASE AREA	1,012	1981	205.52	207,986
B	OPA	N	OPEN PORCH	182		69.97	12,735
C	USF	L	UPPER STORY FIN	816	1981	115.25	94,045
E	OVH	L	OVERHANG	40	1981	193.89	7,755
F	WDK	N	WOOD DECK	280		27.73	7,764
	BMG	O	BSMT GARAGE	2		7,631.25	15,263
	F11	O	FPL 1S 1OP	1		8,584.10	8,584
	FIX	O	XTRA FIXTURES	3		2,280.03	6,840

TOTAL RCN	402,151

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$309,700