Key: 8969

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,170

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERNANDES BRIAN D 1 KEITH ROAD POCASSET, MA 02559	43.0-38-0	1 KEITH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERNANDES BRIAN D	06/27/2017	QS	317,400	30589-32022
SULLIVAN BEGLEY GAIL & DE	12/10/2013	F	100	27873-288
SULLIVAN ANGELA L	02/09/1996	XX		10050-215

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	%
19703	07/31/2019	15	INSULATE/WEA	2,942			100	100
17541	07/12/2017	3	ALT/RENO	5,000			100	100
02686	10/09/2002	3	ALT/RENO	2,000	03/18/2003	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	21,585	11 1.00	100 1.00	100 1.00	271,055	1.61	A 1.00	R08 1.15			215,610

TOTAL	21,606 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

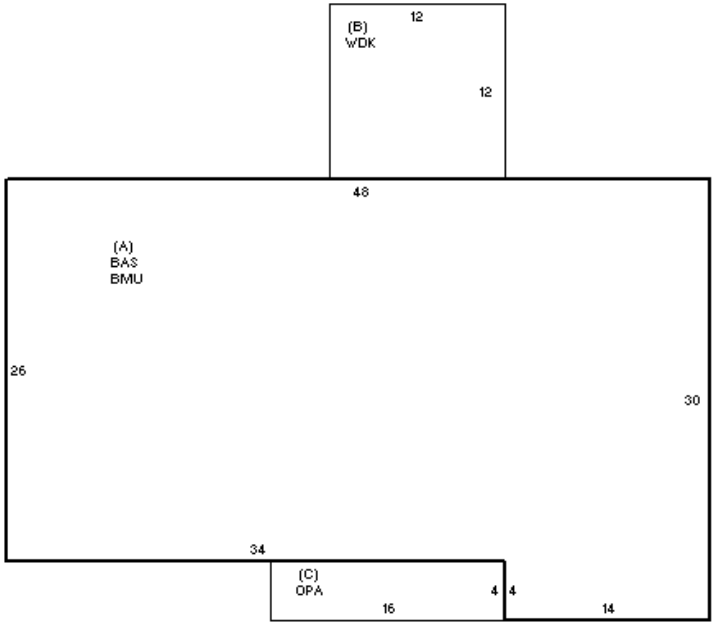
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	215,600	182,500
BUILDING	254,500	225,200
DETACHED	0	0
OTHER	0	0
TOTAL	**470,100**	**407,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/18/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/21/2023	SL
LIST	11/21/2023	EST
REVIEW	11/21/2023	SL

YEAR BLT	1976	SIZE ADJ	1.015
NET AREA	1,304	DETAIL ADJ	1.000
$NLA(RCN)	$253	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	2	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,304		32.43	42,283
A	BAS	L	BASE AREA	1,304	1976	190.80	248,805
B	WDK	N	WOOD DECK	144		40.11	5,775
C	OPA	N	OPEN PORCH	64		77.79	4,979
	BSF	N	BSMT SEMI-FIN	864		14.78	12,773
	BMG	O	BSMT GARAGE	1		7,234.90	7,235
	FIX	O	XTRA FIXTURES	4		2,161.45	8,646

TOTAL RCN 330,495

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 $254,500