

Key: 9008

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.210

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CURRENT OWNER				PARCEL ID				LOCATION				
ANDOS NICHOLAS & GERALDINE PARHAM 6 OAK RIDGE DR POCASSET, MA 02559				43.0-76-0				6 OAK RIDGE DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				ANDOS NICHOLAS & KAMENELIS PATRICIA				04/11/2008	QS	460,000	22824-212	
				MCCLUSKEY JOHN A &				12/22/2006	L	360,000	21639-42	
								01/13/1995	QS	165,000	9521-336	

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 %
200458	07/31/2000	3	ALT/RENO	85,000	01/17/2023	TL	100 100
990214	04/30/1999	8	POOL	18,000	04/23/2003	TL	100 100
					11/23/1999	MS	100 100

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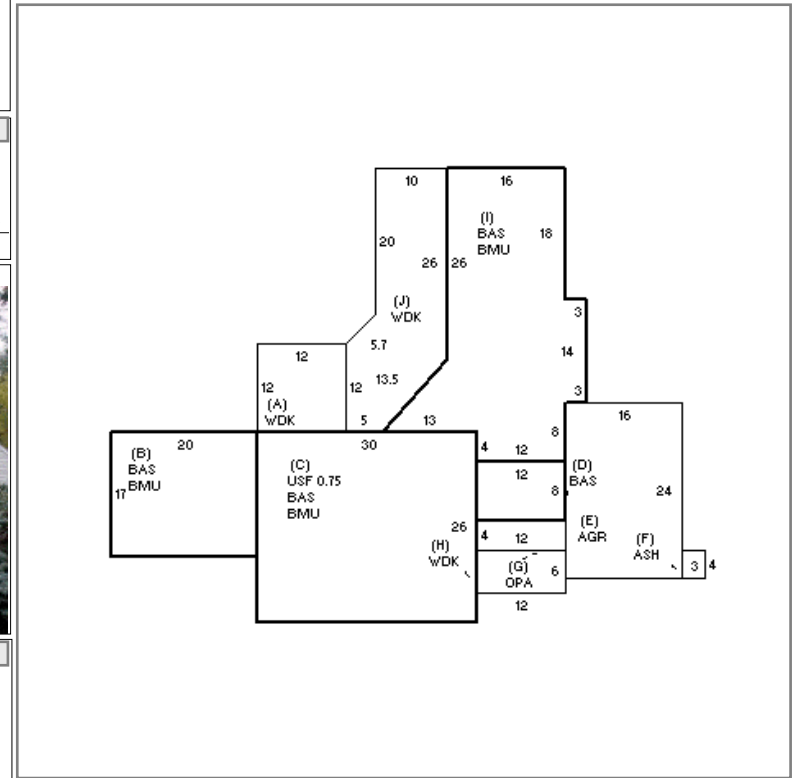
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	24,710	11	1.00	100	1.00	100	1.00	247,485	1.44	A	1.00	R06	1.05		202,020

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TOTAL	24,699 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	LAND		202,000	178,800		
Infl1	AVG		BUILDING		588,900	510,700		
N_Index	AVG		DETACHED		21,400	19,800		
			OTHER		0	0		
		TOTAL		812,300	709,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	10 0.90 18 X 36		648	31.31	18,300
SHF	A	1.00	10 0.90 8 X 12			0.00	
HTB	G	1.20	10 0.90		1	3,391.56	3,100

PHOTO 08/02/2021



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BUILDING	CD	ADJ	DESC	MEASURE	9/17/2015	TL
MODEL	1		RESIDENTIAL	LIST	1/17/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	1/17/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	709,562
NET AREA	2,512	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	587		24.89	14,613		
\$NLA(RCN)	\$282	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,831		34.56	63,279		
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	585	1983	128.24	75,022		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,216	1983	206.43	251,017		
				FLOOR COVER	1	HARDWOOD	1.02	E	AGR	N	ATT GARAGE	384		81.35	31,238		
				INT. FINISH	2	DRYWALL	1.00	F	ASH	N	ATT SHED	12		28.94	347		
				HEATING/COOLING	2	HOT WATER	1.02	G	OPA	N	OPEN PORCH	48		94.96	4,558		
				FUEL SOURCE	1	OIL	1.00	I	BAS	L	BASE AREA	711	2000	206.43	146,770		
				USE	0		1.00	BMF	N	BSMT FINISH	1,831		32.89	60,231			
								F21	O	FPL 2S 1OP	3		10,266.90	30,801			
								FIX	O	XTRA FIXTURES	7		2,482.01	17,374			
								JAC	O	JACUZZI	1		14,312.30	14,312			

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

EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$588,900