Key: 9063

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,264

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BUSSARD MARK L ETUX MELISSA A BUSSARD 6 SHERMAN LN POCASSET, MA 02559	43.1-55-0	6 SHERMAN LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BUSSARD MARK L ETUX	06/18/2012	QS	532,500	26422-221
FINSER SIEGFRIED E &	10/01/1999	QS	360,000	12578-99
FABIEN CAROLYN J	01/05/1996	XX		10003-223

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	%
E-20-214	09/18/2020	3	ALT/RENO	1,000	07/01/2021	TL	100	100
B-20-89	05/11/2020	2	ADDITIONS	30,000	07/01/2021	TL	100	100
17370	05/17/2017	6	FENCE	31			100	100
14409	06/02/2014	2	ADDITIONS	2,000	01/07/2016	SW	100	100
14258	04/18/2014	3	ALT/RENO	8,000	01/07/2016	SW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,870	11 1.00	100 1.00	100 1.00	942,800	3.49	A 1.00	BVG 4.00			670,160

TOTAL	8,886 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

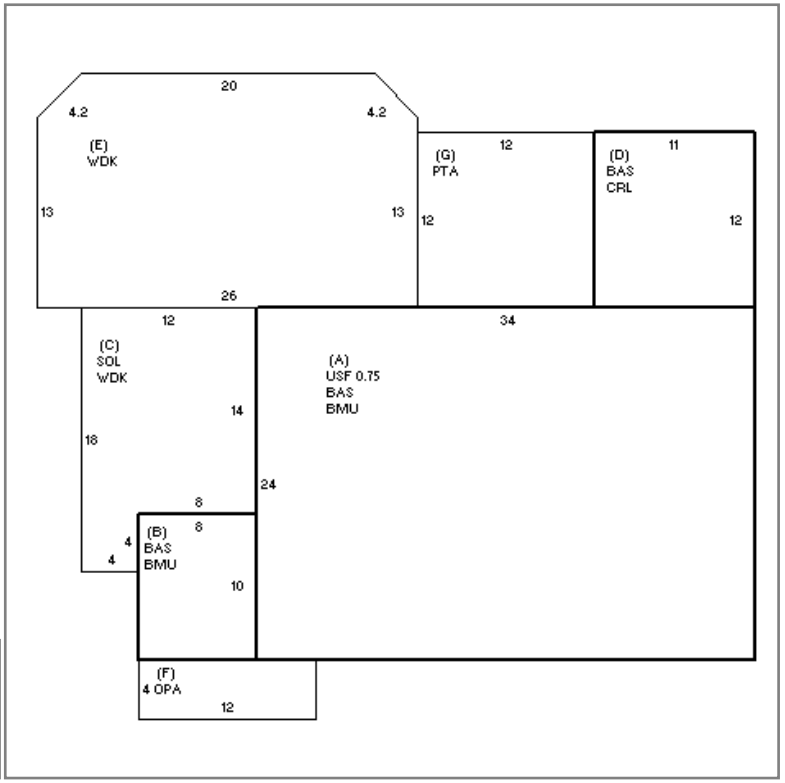
NOTE: On mkt: $1.3M; 6/05; waterview of Pocasset Harbor; Fin. LL family room and laundry;3/06 1.1M

ASSESSED	CURRENT	PREVIOUS
LAND	670,200	593,100
BUILDING	340,500	301,300
DETACHED	0	0
OTHER	0	0
TOTAL	**1,010,700**	**894,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12			0.00	
SHF	A 1.00	A 0.75	6 X 8			0.00	

PHOTO 07/20/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/1/2021	TL
LIST	7/1/2021	EST
REVIEW	7/1/2021	TL

YEAR BLT	1949	SIZE ADJ	1.010
NET AREA	1,640	DETAIL ADJ	1.000
$NLA(RCN)	$239	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	15	VINYL 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	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
+	BMU	N	BSMT UNFINISHED	896		39.41	35,310
+	BAS	L	BASE AREA	896	1949	207.46	185,883
A	USF	L	UPPER STORY FIN	612	1949	117.51	71,915
+	WDK	N	WOOD DECK	591		23.08	13,643
C	SOL	N	SOLARIUM	184		103.58	19,058
D	CRL	N	BSMT CRAWL	132		37.02	4,887
D	BAS	L	BASE AREA	132	2003	207.46	27,385
F	OPA	N	OPEN PORCH	48		88.05	4,227
G	PTA	N	PATIO	144		15.45	2,224
	BSF	N	BSMT SEMI-FIN	408		19.87	8,107
	F21	O	FPL 2S 1OP	1		9,519.90	9,520
	FIX	O	XTRA FIXTURES	4		2,301.35	9,205

TOTAL RCN	391,364

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

EFF.YR/AGE	2006 / 16		
COND	13	13 %	
FUNC	0		
ECON	0		
DEPR	13	% GD	87
RCNLD	$340,500		