Key: 9119

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,327

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DOWNES LARRY J ETUX JOAN M DOWNES 2 VINCENT DR POCASSET, MA 02559	43.1-115-0	2 VINCENT DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DOWNES LARRY J ETUX	11/28/2008	N	250,000	23287-234
MORRIS DAVID S	03/15/2006	A	400,000	20824-322
MORRIS JOYCE D	08/17/2004	F	1	18944-34

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	%
16540	06/23/2016	2	ADDITIONS	32,000	08/16/2017	TL	100	100
16410	05/19/2016	8	POOL	7,600	08/16/2017	TL	100	100
11676	10/25/2011	3	ALT/RENO	3,600	08/16/2017	TL	100	100
11528	09/19/2011	3	ALT/RENO	3,700	08/16/2017	TL	100	100
200620	10/03/2000	9	DECK	2,500	06/20/2001	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	14,070	11 1.00	100 1.00	100 1.00	424,260	2.31	A 1.00	R09 1.80			316,270

TOTAL	14,070 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

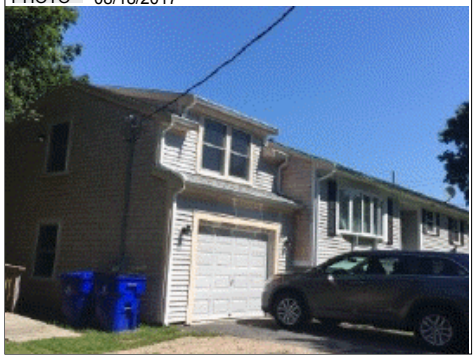
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	316,300	256,600
BUILDING	403,100	356,800
DETACHED	1,400	1,300
OTHER	0	0
TOTAL	**720,800**	**614,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A 1.00	A 0.75	10 X 10		100	18.30	1,400
APO	A 1.00	10 0.90				0.00	

PHOTO 08/18/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/20/2001	TL
LIST	6/20/2001	TL
REVIEW	6/20/2001	TL

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	2,656	DETAIL ADJ	1.000
$NLA(RCN)	$181	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	518		23.28	12,060
B	BIG	N	BUILT-IN GARAGE	336		96.51	32,428
B	USF	L	UPPER STORY FIN	336	2016	119.94	40,298
+	OVH	L	OVERHANG	76	1972	197.41	15,003
E	LLU	N	LOWER LEVEL UNF	1,248		33.90	42,313
E	BAS	L	BASE AREA	1,248	1972	204.90	255,715
F	CAN	N	CANOPY	120		13.38	1,606
G	OPA	N	OPEN PORCH	12		103.64	1,244
	LLF	L	LOWER LEVEL FIN	996	1972	59.43	59,196
	F11	O	FPL 1S 1OP	1		8,739.60	8,740
	FIX	O	XTRA FIXTURES	3		2,321.33	6,964
	MST	O	MAS/METAL STACK	1		4,350.20	4,350

TOTAL RCN	479,915

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$403,100