Key: 9231

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,439

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRANT KATHLEEN M **PO BOX 31** **POCASSET, MA 02559-0031**	**43.1-235-0**	**12 ISLAND DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRANT KATHLEEN M	10/15/2012	F		(132904)
GRANT KATHLEEN M	02/18/2011	F		(132904)
GRANT JOHN B JR &	02/10/1994	F	100	(132904)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

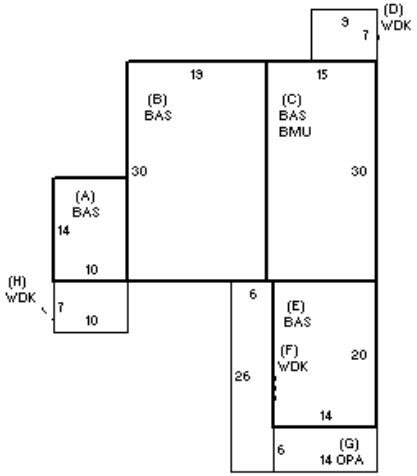
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11032	02/02/2011	3	ALT/RENO	10,000	03/28/2011	TL	100	100
03357	06/09/2003	2	ADDITIONS	20,000	03/16/2004	TL	100	100
900218	05/10/1990	9	DECK	400	11/15/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,190	11 1.00	100 1.00	100 1.00	518,540	3.08	A 1.00	BA- 2.20			373,150

TOTAL	10,193 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	373,200	247,700
BUILDING	220,200	216,800
DETACHED	0	0
OTHER	0	0
TOTAL	**593,400**	**464,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 10			0.00	

PHOTO 03/29/2011

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	11/17/2023	SL
LIST	11/17/2023	EST
REVIEW	11/17/2023	SL

YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,440	DETAIL ADJ	1.000
$NLA(RCN)	$215	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	420	2003	180.62	75,861
+	BAS	L	BASE AREA	1,020	1940	180.62	184,232
C	BMU	N	BSMT UNFINISHED	450		45.32	20,394
+	WDK	N	WOOD DECK	289		25.50	7,369
G	OPA	N	OPEN PORCH	84		70.76	5,944
	F11	O	FPL 1S 1OP	1		7,894.10	7,894
	FIX	O	XTRA FIXTURES	4		2,096.60	8,386

TOTAL RCN	310,080

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

EFF.YR/AGE	1990 / 32	
COND	29	29 %
FUNC	0	
ECON	0	
DEPR	29	% GD 71
RCNLD		$220,200