

Key: 9262

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.479

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
PEARSON KENNETH J - TR 13 WING RD POCASSET, MA 02559-2112								43.2-19-0				13 WING RD			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
PEARSON KENNETH J - TR								07/05/2017	F	1	30608-47				
PEARSON KENNETH J								06/03/2016	QS	327,000	29698-152				
MARKERT PATRICIA								08/15/1996	QS	107,500	10346-115				

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	%
18468	06/11/2018	15	INSULATE/WEA	1,400			100	100
18138	02/26/2018	10	WOODSTOVE	2,000			100	100
02326	05/24/2002	3	ALT/RENO	4,000	09/26/2002	TL	100	100

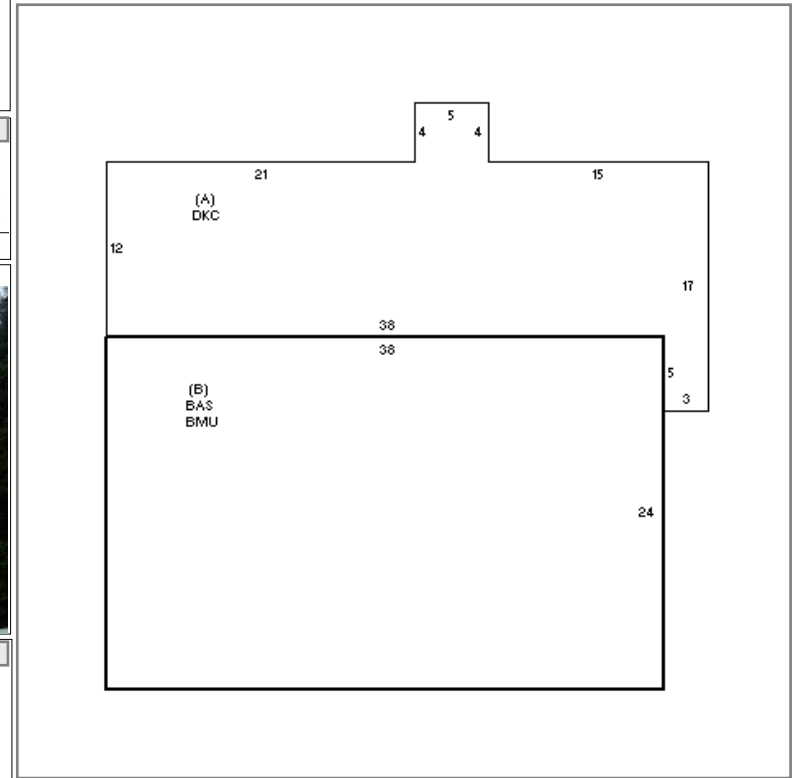
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	10,400	11	1.00	100	1.00	100	1.00	271,055	3.02	A	1.00	R08	1.15		195,440

TOTAL	10,411 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	195,400	165,500			
Infl1	AVG		BUILDING	227,200	201,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	422,600	366,600			

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



BUILDING	CD	ADJ	DESC	MEASURE	9/26/2002	TL
MODEL	1		RESIDENTIAL	LIST	9/26/2002	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	4/2/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1976	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
\$NLA(RCN)	\$324	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	75	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	DKC	N	DECK-COMPOSITE	527		62.12	32,739
EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	912		36.08	32,904
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	912	1976	196.20	178,937
ROOF COVER	1	ASPH/COMP SHIN	1.00	BMF	N	BSMT FINISH	688		43.35	29,825	
FLOOR COVER	3	W/W CARPET	1.00	F12	O	FPL 1S 2OP	1		8,330.70	8,331	
INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES	4		2,106.93	8,428	
HEATING/COOLING	1	FORCED AIR	1.00	MST	O	MAS/METAL STACK	1		3,948.70	3,949	
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	295,111
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	\$227,200
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