

Key: 9278

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.495


LEGAL

CURRENT OWNER								PARCEL ID				LOCATION			
NELSON ROBERT W & CAROLYN G NELSON 28 WING RD POCASSET, MA 02559								43.2-35-0				28 WING RD			
TRANSFER HISTORY								DOS	T	SALE PRICE		BK-PG (Cert)			
NELSON ROBERT W & JUDGE LEO B								07/02/1997	QS	149,000		10832-302			
DUFRESNE D W JR								03/30/1995	QS	134,000		N/A-N/A			
								08/18/1988	O	165,000		N/A-N/A			
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	11,800	11	1.00	100	1.00	100	1.00	1.00	R08	1.15	197,960			

LAND

TOTAL	11,805 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	198,000	167,600			
Infl1	AVG		BUILDING	307,400	272,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	505,400	439,700			

DETACHED

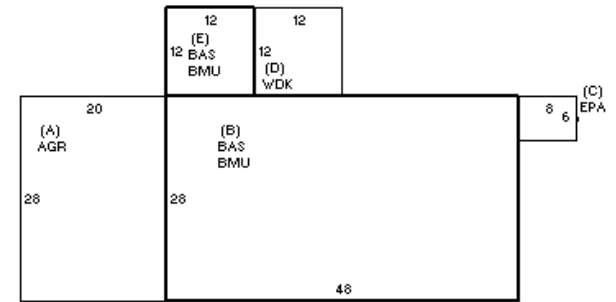
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/03/2000
SHF	A	1.00	A 0.75 8 X 10			0.00			

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2000	TL
MODEL	1		RESIDENTIAL	LIST	11/3/2000	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	11/20/1999	
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	394,165
NET AREA	1,488	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	560		63.99	35,833		
\$NLA(RCN)	\$265	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,488		33.07	49,214		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,488	1987	189.93	282,616		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	EPA	N	ENCLOSED PORCH	48		118.65	5,695		
				FLOOR COVER	3	W/W CARPET	1.00	D	WDK	N	WOOD DECK	144		40.91	5,891		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,301.00	8,301		
				HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	3		2,204.83	6,615		
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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 %
20260	03/20/2020	3	ALT/RENO	1,160			100 100
990171	04/15/1999	2	ADDITIONS	20,000	11/20/1999	MS	100 100
970430	08/28/1997	4	DETACH.STRUC	5,374	05/07/1998	JS	100 100
890500	08/14/1989	3	ALT/RENO	2,800	01/16/1990	HLD	100 100



BLDG COMMENTS

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

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$307,400
-------	-----------