

Key: 9287

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.504

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SELCHAN ALAN P & NANCY C TRS SELCHAN FAM LIVING TRUST 927 SHORE RD POCASSET, MA 02559				43.2-44-0				927 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SELCHAN ALAN P & NANCY C				03/04/2022	F	1	34951-274				
SELCHAN ALAN P ETUX				10/21/2011	QS	421,000	25771-225				
SCOTT R HUNTER TRS R HUNT				03/21/2006	F	100	20839-142				

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	%
12605	08/30/2012	6	FENCE		04/09/2018	BC	0	0

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	11,700	11	1.00	100	1.00	100	1.00	247,485	2.72	A	1.00	R06	1.05									180,580

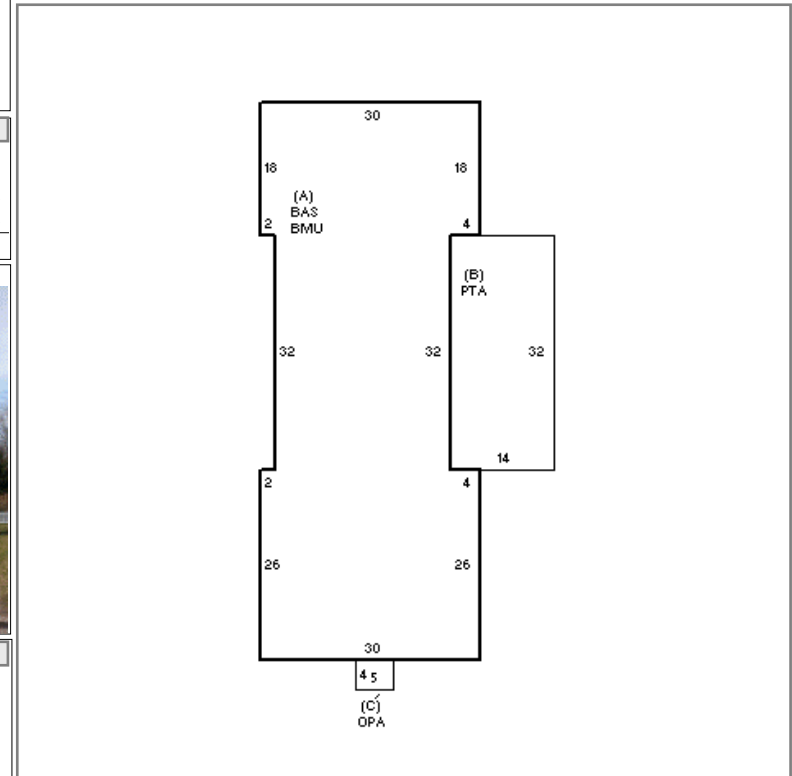
TOTAL	11,718 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Addition put on in 1985, building permit #7717	LAND	180,600	159,800			
Infl1	AVG		BUILDING	421,100	372,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	601,700	532,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	4/9/2018	BC
MODEL	1		RESIDENTIAL	LIST	4/9/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/3/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1945	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,088	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$224	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/COMP SHIN	1.00
				FLOOR COVER	2	SOFTWOOD	1.02
				INT. FINISH	1	PLASTER	1.00
				HEATING/COOLING	11	HT WATER CL AIR	1.05
				FUEL SOURCE	1	OIL	1.00
				USE	0		1.00



MEASURE	4/9/2018	BC	LIST	4/9/2018	EST	REVIEW	8/3/2018	DB
BLDG COMMENTS								

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467.871
A	BMU	N	BSMT UNFINISHED	2,088		30.03	62,709	CONDITION ELEM CD	
A	BAS	L	BASE AREA	2,088	1945	179.63	375,072	EXTERIOR	A
B	PTA	N	PATIO	448		14.21	6,367	INTERIOR	G
C	OPA	N	OPEN PORCH	20		99.35	1,987	KITCHEN	G
	F11	O	FPL 1S 10P	1		8,380.40	8,380	BATHS	G
	FIX	O	XTRA FIXTURES	6		2,225.93	13,356	HEAT	U
								ELECT	U

EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$421,100	