Key: **929**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 928

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DIRSA NORMAN J & **HELEN M DIRSA** **144 HERRING POND RD R F D 1** **BUZZARDS BAY, MA 02532-2201**	**5.0-28-0**	**144 HERRING POND RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DIRSA NORMAN J &		XX		02116-0081

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

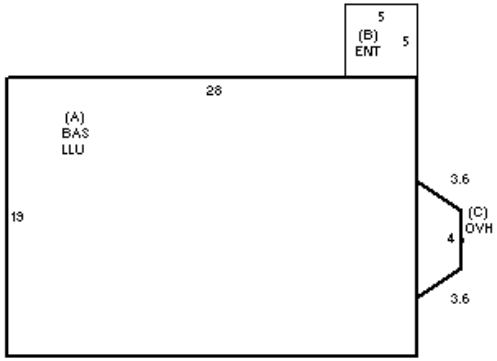
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12471	07/12/2012	3	ALT/RENO	21,000			100	100
970299	06/11/1997	4	DETACH.STRUC	1,000	04/29/1998	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	71,003	3 1.00	100 1.00	100 1.00	188,560	0.69	A 1.00	R02 0.80			212,040

TOTAL	1.630 Acres	ZONING	2	FRNT	200
Nbhd	BDALE	NOTE	PRIVATE ROAD Frontage on Herring Pond Rd		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	212,000	187,700
BUILDING	127,600	111,500
DETACHED	3,500	6,500
OTHER	0	0
TOTAL	**343,100**	**305,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	80 0.20	10 X 19		190	53.31	2,000
SHF	A 1.00	50 0.50	12 X 16		192	15.95	1,500
SHF	A 1.00	50 0.50	8X10			0.00	

PHOTO 11/23/2022

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	11/23/2022	SL
LIST	11/23/2022	EST
REVIEW	11/23/2022	SL

YEAR BLT	1910	SIZE ADJ	1.020
NET AREA	961	DETAIL ADJ	1.000
$NLA(RCN)	$175	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	77	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	532		36.61	19,478
A	BAS	L	BASE AREA	532	1910	219.27	116,650
B	ENT	N	ENCLOSED ENTRY	25		115.32	2,883
C	OVH	L	OVERHANG	18	1910	182.88	3,292
	LLF	L	LOWER LEVEL FIN	411	1910	62.31	25,610

TOTAL RCN	167,913

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$127,600