Key: 9306

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,523

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUFRESNE DAVID A ETUX LUCINDA K DUFRESNE 6 WINDSONG CIR POCASSET, MA 02559	43.2-64-0	6 WINDSONG CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUFRESNE DAVID A ETUX	06/16/2016	QS	402,550	(209850)
BURNS CONSTANCE M	06/07/2016	F	100	(209776)
BURNS CONSTANCE M &	11/01/2013	F	1	(196298)

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

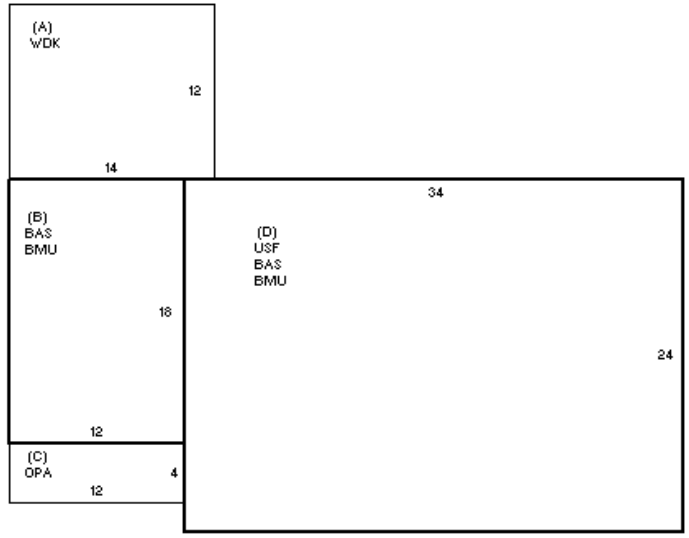
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		05/19/2017	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,658	11 1.00	100 1.00	100 1.00	271,055	1.49	A 1.00	R08 1.15			219,360

TOTAL	23,653 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	219,400	185,700
BUILDING	290,800	257,300
DETACHED	0	0
OTHER	0	0
TOTAL	**510,200**	**443,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/02/2001

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/19/2017	TL
LIST	5/19/2017	TL
REVIEW		

YEAR BLT	1983	SIZE ADJ	1.010
NET AREA	1,848	DETAIL ADJ	1.000
$NLA(RCN)	$202	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
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
A	WDK	N	WOOD DECK	168		36.74	6,172
+	BMU	N	BSMT UNFINISHED	1,032		38.30	39,529
+	BAS	L	BASE AREA	1,032	1983	201.64	208,094
C	OPA	N	OPEN PORCH	48		85.59	4,108
D	USF	L	UPPER STORY FIN	816	1983	113.08	92,270
	BMG	O	BSMT GARAGE	1		7,487.30	7,487
	F11	O	FPL 1S 1OP	1		8,422.10	8,422
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711

TOTAL RCN 372,793

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 $290,800