

Key: 9431

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.649

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MORDINI KRISTEN M 31 PENOBSCOT AVE POCASSET, MA 02559				43.3-147-0				31 PENOBSCOT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MORDINI KRISTEN M				09/03/2015	QS	330,000	29116-1				
REARDON EDWARD L JR ETUX				07/03/2008	QS	300,000	23024-47				
JACOBS CHRISTOPHER R				06/06/2006	F	1	21069-3				

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	%
20168	02/20/2020	3	ALT/RENO	2,400			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	5,000	11	1.00	100	1.00	100	1.00	518,540	5.97	A	1.00	BA-	2.20				355,230

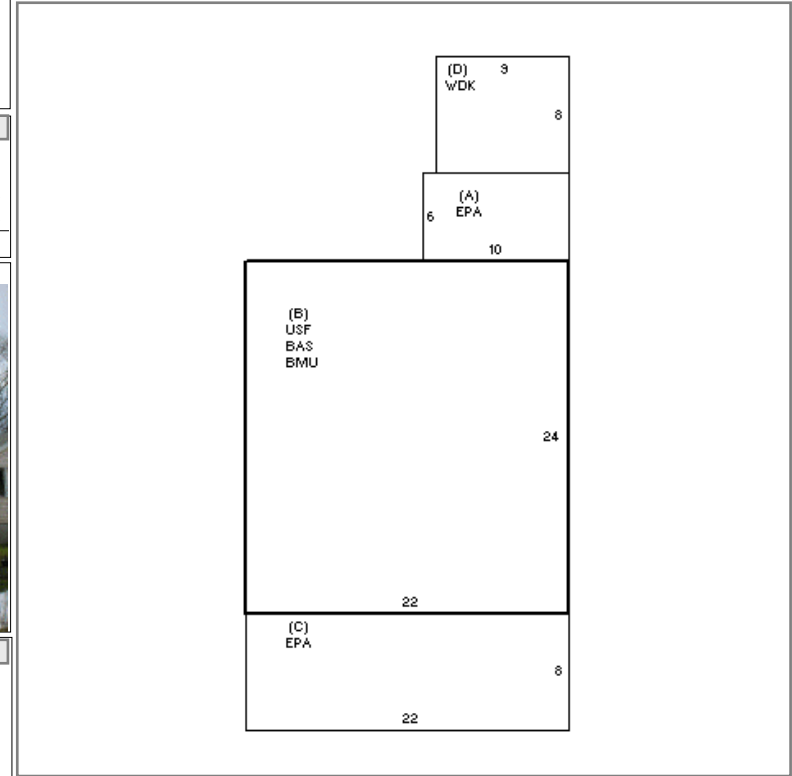
TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	355,200	314,400			
Infl1	AVG		BUILDING	193,700	171,400			
N_Index	AVG		DETACHED	8,600	8,200			
			OTHER	0	0			
		TOTAL		557,500	494,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90		180	53.31	8,600



BUILDING	CD	ADJ	DESC	MEASURE	8/11/2005	TL
MODEL	1		RESIDENTIAL	LIST	4/27/1990	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/11/2005	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	242,114
NET AREA	1,056	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	EPA	N	ENCLOSED PORCH	236		72.30	17,064		
\$NLA(RCN)	\$229	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	528		51.02	26,938		
				ROOF SHAPE	2	HIP	1.02	B	BAS	L	BASE AREA	528	1930	240.67	127,075		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	528	1930	121.96	64,394		
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	72		59.48	4,283		
				INT. FINISH	5	OTHER	1.00		FIX	O	XTRA FIXTURES	1		2,360.80	2,361		
				HEATING/COOLING	7	FL/WALL UNIT	0.98										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CONDITION ELEM	CD	TOTAL RCN	242,114
EXTERIOR	G		
INTERIOR	A		
KITCHEN	A		
BATHS	G		
HEAT	A		
ELECT	A		

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$193,700
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