

Key: 9445

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.663

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WOODS PATRICK J TR OF 10 NAUMKEAG AVE POCASSET RLTY TR				43.3-161-0				10 NAUMKEAG AVE			
76 FULLER POND RD MIDDLETON, MA 01949				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				WOODS PATRICK J TR OF 10 WOODS PATRICK TR				04/22/1992	A XX		1 07981-00356 N/A-N/A

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 %

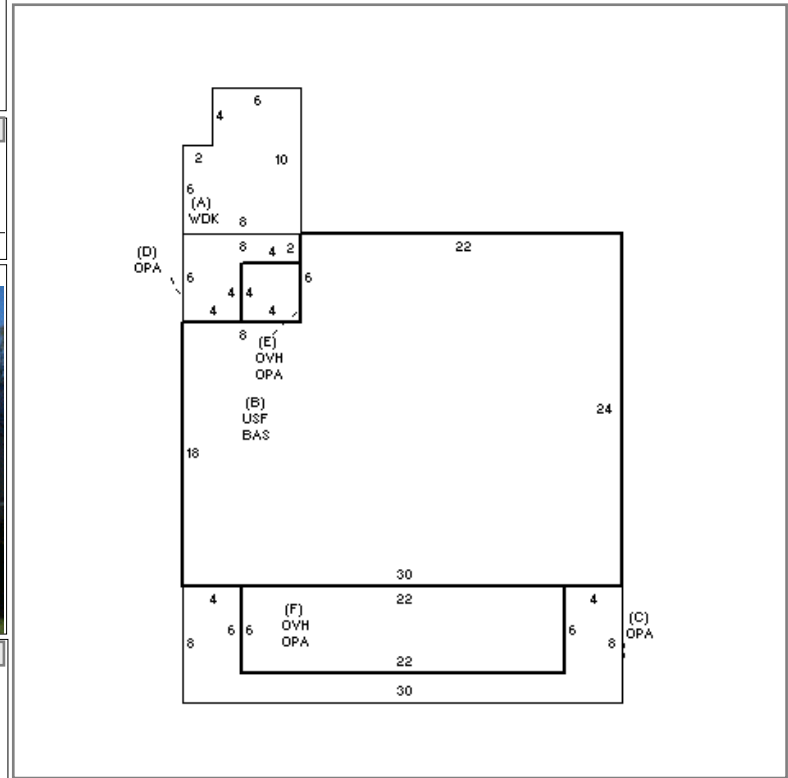
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE												
100	S	5,400	11	1.00	100	1.00	100	1.00	518,540	5.55	A	1.00	BA- 2.20											356,620

TOTAL	5,401 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	356,600	430,400			
Infl1	AVG		BUILDING	220,600	195,300			
N_Index	AVG		DETACHED	7,900	7,500			
			OTHER	0	0			
			TOTAL	585,100	633,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 30	0.70 12X20		240	46.93	7,900



BUILDING	CD	ADJ	DESC	MEASURE	9/11/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/11/2008	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	12/31/2013	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1930	SIZE ADJ	1.015
NET AREA	1,492	DETAIL ADJ	1.000
\$NLA(RCN)	\$195	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	72		55.56	4,000
B	BAS	L	BASE AREA	672	1930	213.55	143,508
B	USF	L	UPPER STORY FIN	672	1930	112.57	75,648
+	OPA	N	OPEN PORCH	288		60.93	17,547
+	OVH	L	OVERHANG	148	1930	187.49	27,749
	CPC	O	CAPE CELLAR	1		3,909.30	3,909
	F21	O	FPL 2S 1OP	1		9,120.00	9,120
	FIX	O	XTRA FIXTURES	4		2,204.68	8,819

TOTAL RCN	290,301
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	\$220,600