Key: 9446

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,664

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FAIR CYNTHIA F & SHARON BUCHANAN PO BOX 3135 POCASSET, MA 02559	43.3-162-0	12 NAUMKEAG AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FAIR CYNTHIA F &	08/15/2022	F	100	35309-128
FAIR CYNTHIA F	09/13/2000	H		13236-153
FAIR JAMES R		XX		01302-1164

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	%
08052	02/12/2008	1	NEW CONSTRUC	172,000	06/11/2009	TL	100	100

LAND

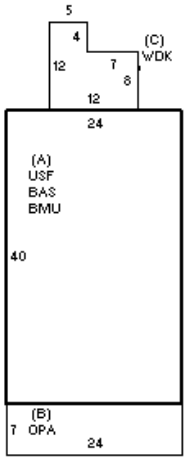
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,500	11 1.00	100 1.00	100 1.00	518,540	3.28	A 1.00	BA- 2.20			370,770

TOTAL	9,496 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	370,800	328,100
BUILDING	397,700	355,900
DETACHED	0	0
OTHER	0	0
TOTAL	**768,500**	**684,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	17	1.05	RAISED CAPE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/2/2008	TL
LIST	9/2/2008	TL
REVIEW	6/11/2009	TL

YEAR BLT	2008	SIZE ADJ	1.010
NET AREA	1,920	DETAIL ADJ	1.000
$NLA(RCN)	$230	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	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	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	960		44.16	42,392
A	BAS	L	BASE AREA	960	2008	240.14	230,539
A	USF	L	UPPER STORY FIN	960	2008	130.36	125,149
B	OPA	N	OPEN PORCH	168		79.15	13,297
C	WDK	N	WOOD DECK	116		47.86	5,551
	BMG	O	BSMT GARAGE	2		8,631.95	17,264
	GFP	O	GAS FIREPLACE	1		7,750.30	7,750

TOTAL RCN	441,941

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

EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$397,700