

Key: 9548

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.771

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KARDOOS ALBERT & DEANNA KARDOOS 86 PROSPECT AVE POCASSET, MA 02559				43.4-2-0				86 PROSPECT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KARDOOS ALBERT & DOUCETTE DEANNA				01/26/2021	F	1	33724-207				
LEE BRIAN B TR OF				01/16/2013	QS	227,000	27047-347				
				01/10/2006	F	1	20641-171				

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	%
B-21-217	08/30/2021	2	ADDITIONS	250,000	05/20/2022	TL	100	100
13897	12/17/2013	15	INSULATE/WEA	2,500	04/11/2014	TL	100	100
13370	06/11/2013	3	ALT/RENO	12,000	04/11/2014	TL	100	100
R13-00048	04/29/2013	3	ALT/RENO		04/11/2014	TL	100	100
06418	07/06/2006	4	DETACH.STRUC	150,000	03/09/2009	TL	100	100

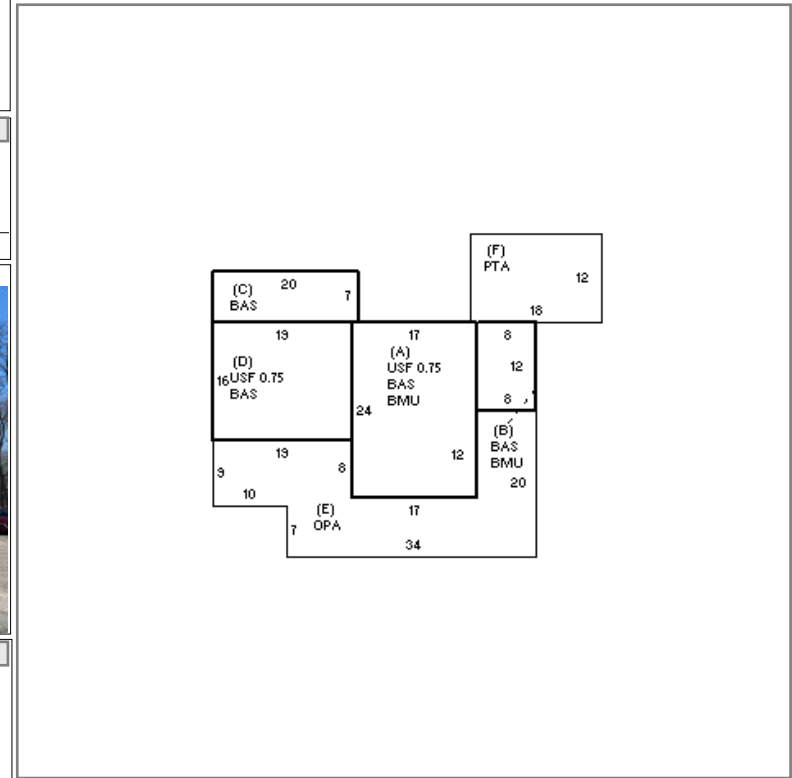
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,241	11	1.00	100	1.00	100	1.00	518,540	3.36	A	1.00	BA-	2.20			369,870

TOTAL	9,241 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	369,900	327,300			
Infl1	AVG		BUILDING	356,500	315,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	726,400	642,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2022	TL
MODEL	1		RESIDENTIAL	LIST	3/22/2022	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/20/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1926	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	363,757		
NET AREA	1,482	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	504		52.49	26,456	CONDITION ELEM	CD		
\$NLA(RCN)	\$245	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	306	1926	125.48	38,396	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	140	2021	226.14	31,660	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	808	1926	226.14	182,719	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	D	USF	L	UPPER STORY FIN	228	2021	125.47	28,608	BATHS	G		
				INT. FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	530		67.11	35,570	HEAT	U		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F	PTA	N	PATIO	216		15.51	3,349	ELECT	U		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	7		2,428.46	16,999				
				USE	0		1.00												
																		EFF.YR/AGE	2017 / 5
																		COND	2 2 %
																		FUNC	0 uc
																		ECON	0
																		DEPR	2 % GD 98
																		RCNLD	\$356,500