**Key: 9552**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,775

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| FITZPATRICK PATRICIA J<br>24 PARK ST<br>POCASSET, MA 02559 | 43.4-6-0 | 24 PARK ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| FITZPATRICK PATRICIA J | 10/19/2022 | F | 1 | 35432-82 |
| FITZPATRICK WILLIAM R ETU | 05/14/2009 | QS | 347,500 | 23701-318 |
| OMALLEY PATRICIA T | 07/03/2002 | X | | 15332-246 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | 3 | ALT/RENO | | 09/03/2020 | TL | 100 | 100 |
| EXB-20-226 | 08/31/2020 | 15 | INSULATE/WEA | 5,046 | | | 100 | 100 |
| 03840 | 11/14/2003 | 2 | ADDITIONS | 40,000 | 09/20/2005 | TL | 100 | 100 |
| 940289 | 06/23/1994 | 2 | ADDITIONS | 9,600 | 05/04/1995 | JS | 100 | 100 |

## LAND

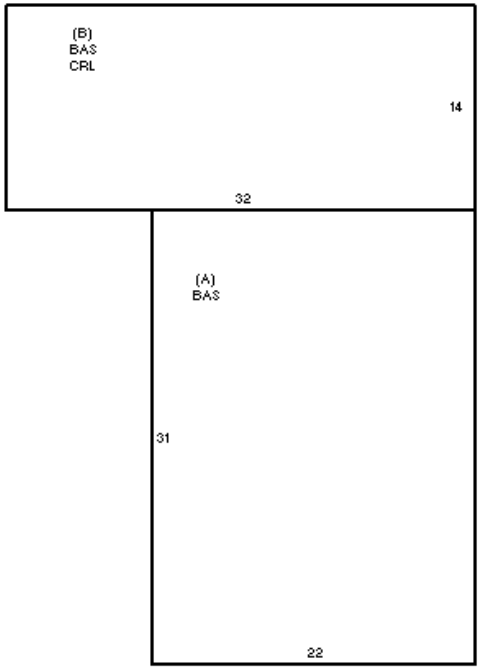
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 5,000 | 11 1.00 | 100 1.00 | 100 1.00 | 518,540 | 5.97 | A 1.00 | BA- 2.20 | | | 355,230 |

| TOTAL | 5,009 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | POC |
| Infl1 | AVG |
| N_Index | AVG |

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 355,200 | 314,400 |
| BUILDING | 199,000 | 176,100 |
| DETACHED | 9,100 | 8,700 |
| OTHER | 0 | 0 |
| TOTAL | **563,300** | **499,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| CBN | A 1.00 | A 0.75 | 35 X 11 | | 385 | 31.50 | 9,100 |

PHOTO 09/21/2005

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.95 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 10/16/2002 | TL |
| LIST | 10/16/2002 | TL |
| REVIEW | 2/27/2007 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1920 | SIZE ADJ | 1.015 |
| NET AREA | 1,130 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $220 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | 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 | 9 | WARM-COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 682 | 1920 | 198.74 | 135,543 |
| B | CRL | N | BSMT CRAWL | 448 | | 26.60 | 11,915 |
| B | BAS | L | BASE AREA | 448 | 2004 | 198.74 | 89,037 |
| | CPC | O | CAPE CELLAR | 1 | | 3,909.30 | 3,909 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,301.00 | 8,301 |

TOTAL RCN 248,705

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

EFF.YR/AGE 1999 / 23

| | | | |
|---|---|---|---|
| COND | 20 | 20 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 20 | % GD | 80 |

RCNLD $199,000