

Key: 9554

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.777

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DUBOIS CAROL ANN PO BOX 963 POCASSET, MA 02559-0963				43.4-8-0				72 PROSPECT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DUBOIS CAROL ANN DUBOIS LAURENT O JR				09/23/2002	H XX		1 15627-91 01504-0906				

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	%
200524	08/28/2000	3	ALT/RENO	4,000	10/02/2001	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	3,000	11	1.00	100	1.00	100	1.00	518,540	9.75	A	1.00	BA-	2.20									348,330

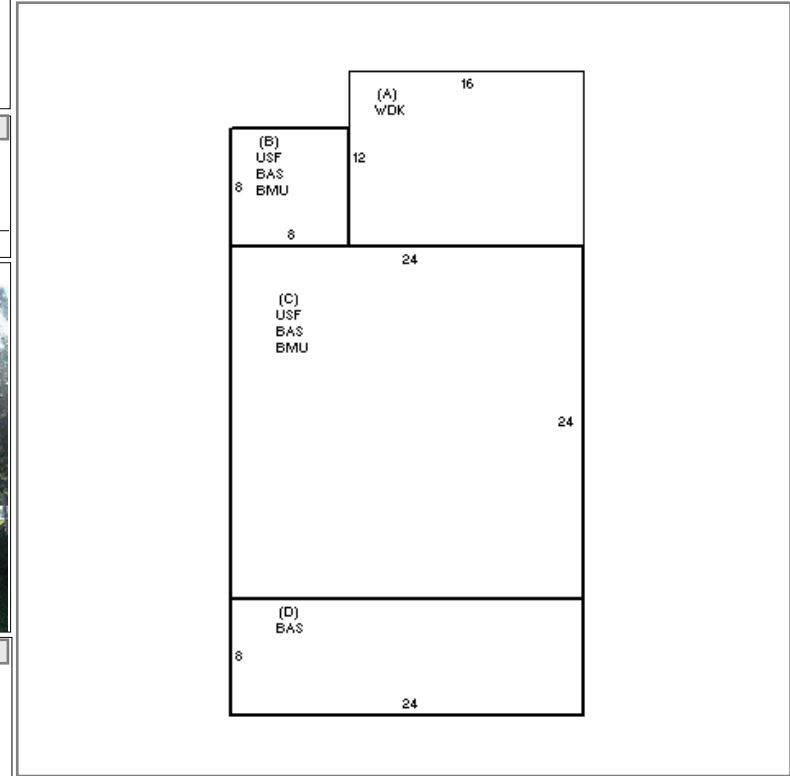
TOTAL	3,006 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	348,300	308,300			
Infl1	AVG		BUILDING	241,000	213,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	589,300	521,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	P 0.40	8 X 12		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	10/2/2001	TL
MODEL	1		RESIDENTIAL	LIST	10/31/2001	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	10/31/2001	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	317,089
NET AREA	1,472	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	192		36.92	7,089	CONDITION ELEM	CD
\$NLA(RCN)	\$215	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	640		48.59	31,098		
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	640	1920	114.78	73,458	INTERIOR	A
				ROOF COVER	1	ASP/COMP SHIN	1.00	+	BAS	L	BASE AREA	832	1920	209.33	174,162	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00		BMF	N	BSMT FINISH	240		61.68	14,803	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		F22	O	FPL 2S 2OP	1		9,733.70	9,734	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,248.07	6,744	ELECT	A
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										



CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$241,000