Key: 9567

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,790

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KING E HARLAN ETUX JANET N KING 28 SACO AVE POCASSET, MA 02559-2088	43.4-23-0	28 SACO AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KING E HARLAN ETUX	10/31/2013	F	1	27797-26
KING E HARLAN &	12/02/1994	A	120,000	9467-213

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	%
19509	06/07/2019	3	ALT/RENO		04/30/2021		100	100
16831	09/26/2016	15	INSULATE/WEA	688			100	100
03759	10/20/2003	2	ADDITIONS	14,560	08/16/2004	TL	100	100
950379	07/31/1995	3	ALT/RENO	95,000	07/31/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,237	11 1.00	100 1.00	100 1.00	707,100	4.84	A 1.00	BG- 3.00			490,230

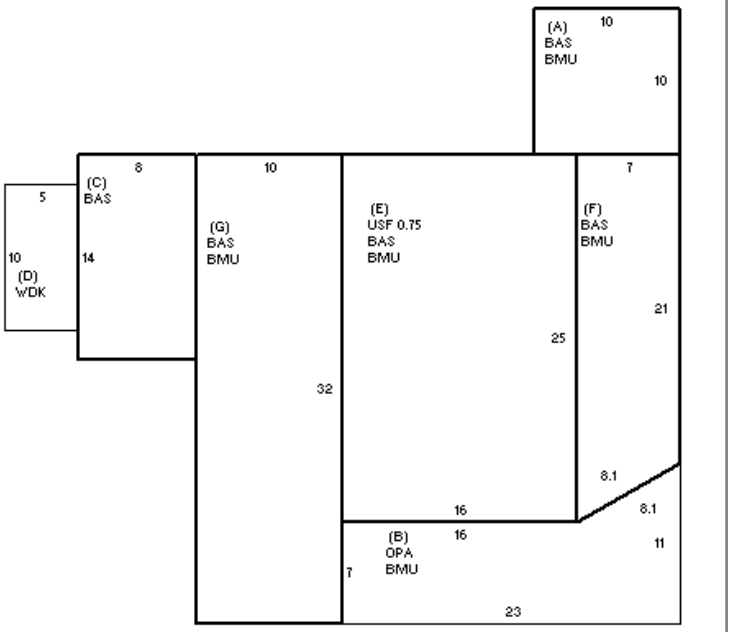
TOTAL	6,229 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	490,200	433,900
BUILDING	303,300	268,400
DETACHED	0	0
OTHER	0	0
TOTAL	**793,500**	**702,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/30/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/16/2017	TL
LIST	4/30/2021	EST
REVIEW	4/30/2021	TL

YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,393	DETAIL ADJ	1.000
$NLA(RCN)	$256	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,156		39.23	45,352
+	BAS	L	BASE AREA	981	1900	206.54	202,612
B	OPA	N	OPEN PORCH	175		70.32	12,306
C	BAS	L	BASE AREA	112	2003	206.53	23,132
D	WDK	N	WOOD DECK	50		68.19	3,410
E	USF	L	UPPER STORY FIN	300	1900	118.39	35,516
	BMF	N	BSMT FINISH	372		62.87	23,386
	FIX	O	XTRA FIXTURES	3		2,291.30	6,874
	MST	O	MAS/METAL STACK	1		4,293.90	4,294

TOTAL RCN	356,881

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

EFF.YR/AGE	2004 / 18	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$303,300