

Key: 9571

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.794

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ALLEN PATRICIA A TRS PATRICIA A ALLEN TRUST 60 PROSPECT AVENUE POCASSET, MA 02559				43.4-27-0				60 PROSPECT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALLEN PATRICIA A TRS				02/05/2020	F		10 32671-69				
ALLEN PATRICIA A				02/05/2020	N		32671-64-65				
ALLEN PATRICK M &				07/07/1997	QS	124,500	10837-89				

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	%

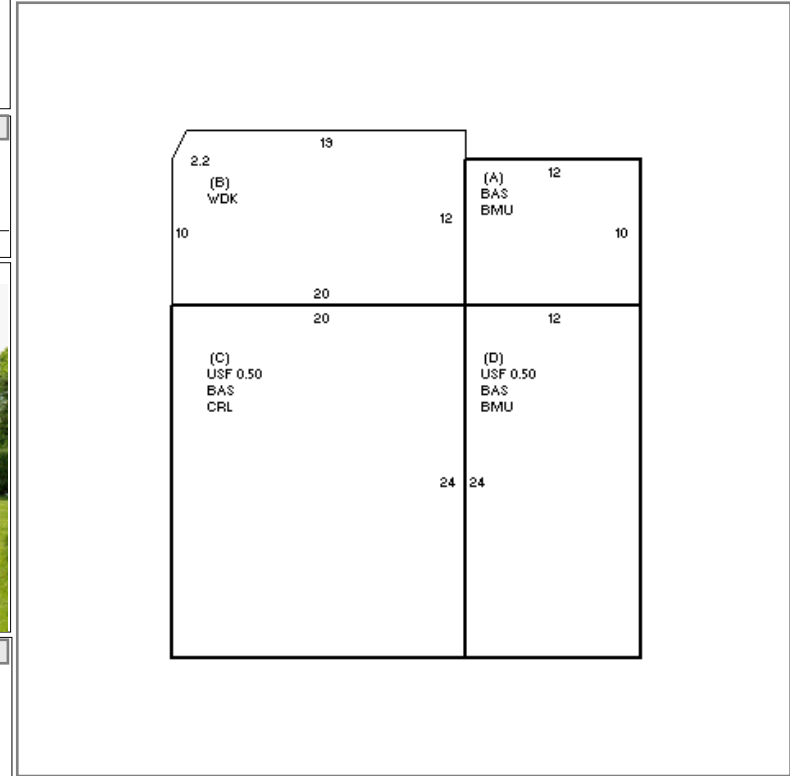
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	7,500	11	1.00	100	1.00	100	1.00	518,540	4.08	A	1.00	BA-	2.20									363,860

TOTAL	7,492 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		NOTE				LAND	363,900	322,000
Infl1	AVG			BUILDING	227,800	201,600			
N_Index	AVG			DETACHED	11,900	11,400			
						OTHER	0	0	
						TOTAL	603,600	535,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 28X14		392	40.60	11,900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/7/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/7/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/7/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,272	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	408		52.33	21,350
\$NLA(RCN)	\$242	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	888	1960	225.43	200,184
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	239		29.44	7,037
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	CRL	N	BSMT CRAWL	480		29.20	14,018
				FLOOR COVER	13	HARDWOOD-W/W	1.00	+	USF	L	UPPER STORY FIN	384	1960	125.09	48,033
				INT. FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		10,014.10	10,014	
				HEATING/COOLING	11	HT WATER CL AIR	1.05	FIX	O	XTRA FIXTURES	3		2,421.00	7,263	
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	307,899	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	2	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$227,800	