Key: 9574

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.797

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ADAMS CYNTHIA C PO BOX 112 POCASSET, MA 02559	43.4-30-0	964 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ADAMS CYNTHIA C ADAMS PAUL A &	08/06/2014	F XX		28309-195 03070-0213

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO-FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,160	11 1.00	100 1.00	100 1.00	518,540	1.85	A 1.00	BA- 2.20			400,660

TOTAL	18,165 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

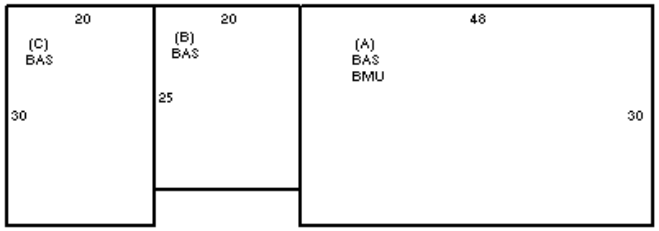
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	400,700	354,600
BUILDING	320,600	283,700
DETACHED	0	0
OTHER	0	0
TOTAL	**721,300**	**638,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/15/2008



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	5/6/2010	JB
LIST	5/6/2010	JB
REVIEW	12/28/2010	JB

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,540	DETAIL ADJ	1.000
$NLA(RCN)	$171	OVERALL	0.930

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	2	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,440		29.71	42,783
+	BAS	L	BASE AREA	2,540	1970	152.93	388,438
	FIX	O	XTRA FIXTURES	1		1,980.90	1,981

TOTAL RCN	433,202

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	Unhtd.Fam.Roo
ECON	0	
DEPR	26	% GD 74
RCNLD		$320,600