

Key: 9588

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.814

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DEVINE ADAM W TR POCASSET REAL ESTATE TRUST 45 GARRISON ROAD HINGHAM, MA 02043				43.4-45-0				19 SACO AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DEVINE ADAM W TR				12/26/2012	F	1	26981-188				
MANNAI MARGARET M				10/26/2005	F	1	20402-259				
MANNAI NEDO V &					XX		04076-00083				

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	%
03557	08/15/2003	2	ADDITIONS	72,000	08/25/2004	JS	100	100
940168	05/02/1994	3	ALT/RENO	5,000	05/04/1995	JS	100	100
890088	02/23/1989	9	DECK	5,197	01/10/1990	HLD	100	100
		13	OTHER				100	100

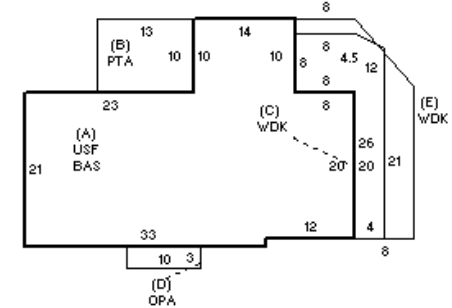
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,500	11	1.00	100	1.00	100	1.00			707,100	486,770

TOTAL	5,489 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Distant water view from deck	LAND	486,800	430,800			
Infl1	AVG		BUILDING	392,500	351,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	879,300	782,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/14/2004	TL
MODEL	1		RESIDENTIAL	LIST	9/14/2004	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/11/2020	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1931	SIZE ADJ	1.005
NET AREA	2,146	DETAIL ADJ	1.000
\$NLA(RCN)	\$229	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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
A	BAS	L	BASE AREA	1,073	1931	214.73	230,402
A	USF	L	UPPER STORY FIN	1,073	2003	116.30	124,785
B	PTA	N	PATIO	130		15.98	2,077
+	WDK	N	WOOD DECK	456		23.89	10,895
D	OPA	N	OPEN PORCH	30		91.13	2,734
BGF	N	BSMT GOOD FINIS	512		63.01	32,262	
BMU	N	BSMT UNFINISHED	512		51.49	26,362	
CRL	N	BSMT CRAWL	561		28.73	16,120	
F21	O	FPL 2S 1OP	1		9,853.40	9,853	
FIX	O	XTRA FIXTURES	9		2,382.04	21,438	
JAC	O	JACUZZI	1		13,736.00	13,736	

TOTAL RCN	490,664
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	\$392,500
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