**Key: 9643**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,872

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| PETTIT DONALD R TR OF 1018<br>SHORE RD POCASSET RLTY TR<br>3 RAVEN LANE<br>GLOUCESTER, MA 01930-4118 | 43.4-109-0 | 1018 SHORE RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| PETTIT DONALD R TR OF 101 | 10/20/1992 | F | 1 | 08260-00116 |
| PETTIT DONALD R TRS | | XX | | N/A-N/A |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 930067 | 02/16/1993 | 3 | ALT/RENO | 13,700 | 05/13/1994 | JS | 100 | 100 |
| 910607 | 11/27/1991 | 3 | ALT/RENO | 1,200 | 02/01/1992 | HS | 100 | 100 |

## LAND

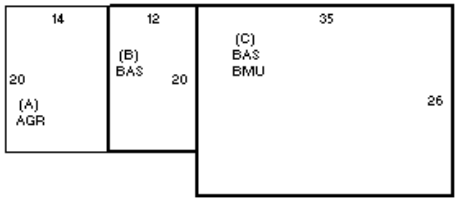
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 23,150 | 14 1.00 | 100 1.00 | 100 1.00 | 294,625 | 1.52 | A 1.00 | R06 1.25 | | | 237,440 |

| TOTAL | 23,130 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | CATAUMET |
| Infl1 | AVG |
| N_Index | AVG |

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 237,400 | 210,100 |
| BUILDING | 225,100 | 199,200 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **462,500** | **409,300** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 08/22/2008

BLDG COMMENTS

## 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 | 8/22/2008 | SAL |
|---|---|---|
| LIST | 8/22/2008 | EST |
| REVIEW | 9/2/2008 | KEO |

| | | | |
|---|---|---|---|
| YEAR BLT | 1952 | SIZE ADJ | 1.015 |
| NET AREA | 1,150 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $251 | OVERALL | 1.010 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | 1.00 |
| GARAGE CAPACITY | 1 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 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 | AGR | N | ATT GARAGE | 280 | | 71.55 | 20,035 |
| + | BAS | L | BASE AREA | 1,150 | 1952 | 196.79 | 226,313 |
| C | BMU | N | BSMT UNFINISHED | 910 | | 37.38 | 34,018 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,219.70 | 8,220 |

| TOTAL RCN | 288,585 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1997 / 25 | |
|---|---|---|
| COND | 22 | 22 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 22 | % GD 78 |
| RCNLD | | $225,100 |