

Key: 9656

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.887

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NEAL DAVID G & KAREN R NEAL 770 COUNTY RD POCASSET, MA 02559				44.0-7-0				770 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEAL DAVID G & CATALDO RALPH & CATALDO RALPH				01/08/2021	QS	365,000	33661-166				
				11/04/2020	F	1	33435-2				
				11/02/2020	L	244,000	33425-280				

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	%
SR-21-50	11/09/2021	4	DETACH.STRUC	1,000			100	100
EXB-21-603	08/30/2021	15	INSULATE/WEA	7,199			100	100
07719	11/27/2007	3	ALT/RENO	2,500	09/05/2008	TL	100	100
960283	06/24/1996	2	ADDITIONS	23,300	01/29/1998	JS	100	100

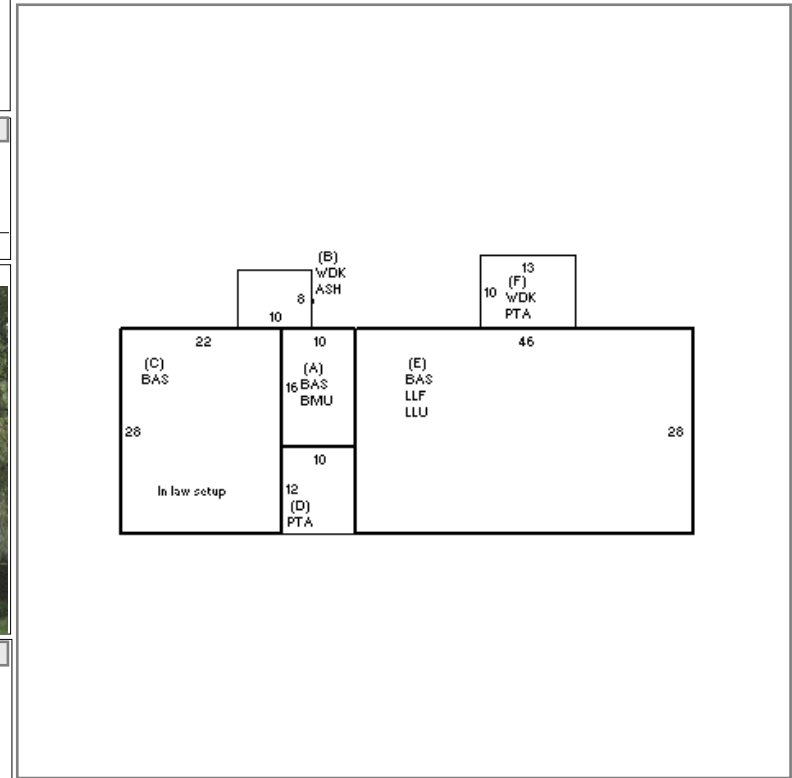
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,445	11	1.00	100	1.00	100	1.00	223,915	1.68	A	1.00	R03	0.95			176,420

TOTAL	20,430 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	176,400	156,100			
Infl1	AVG		BUILDING	285,700	252,900			
N_Index	AVG		DETACHED	1,500	1,400			
			OTHER	0	0			
TOTAL			463,600		410,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	A 0.75	10 X 12	2022	120	16.42	1,500



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2019	RP
MODEL	1		RESIDENTIAL	LIST	5/23/2019	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/19/2022	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1969	SIZE ADJ	0.995
NET AREA	3,352	DETAIL ADJ	1.000
\$NLA(RCN)	\$152	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	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	BMU	N	BSMT UNFINISHED	160		61.69	9,871
B	ASH	N	ATT SHED	80		23.97	1,917
+	WDK	N	WOOD DECK	210		26.03	5,466
+	BAS	L	BASE AREA	2,064	1969	172.71	356,483
+	PTA	N	PATIO	250		13.66	3,416
E	LLU	N	LOWER LEVEL UNF	1,288		31.26	40,261
E	LLF	L	LOWER LEVEL FIN	1,288	1969	53.20	68,521
	F12	O	FPL 1S 2OP	1		8,461.70	8,462
	FIX	O	XTRA FIXTURES	5		2,140.14	10,701
	KIT	O	EXTRA KITCHEN	1		5,047.90	5,048

TOTAL RCN	510,145
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	P
KITCHEN	P
BATHS	A
HEAT	O
ELECT	O
EFF.YR/AGE	1975 / 47
COND	44 44 %
FUNC	0 uc-needs work
ECON	0
DEPR	44 % GD 56
RCNLD	\$285,700