Key: 9688

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,920

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MANGANINI KEVIN C **6 CHERYL LN** **POCASSET, MA 02559**	**44.0-34-0**	**6 CHERYL LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MANGANINI KEVIN C	04/07/2015	QS	335,000	28786-40
WOOD SEXTON SANDRA E	06/10/2002	F		15247-1
WOOD FRANCIS K JR	07/16/1987	XX		5866-341

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	%
EXB-22-628	09/23/2022	3	ALT/RENO	1,504			100	100
EXB-22-617	09/16/2022	3	ALT/RENO	1,509			100	100
16379	05/12/2016	3	ALT/RENO	14,880			100	100
07761	12/14/2007	4	DETACH.STRUC	25,000	09/24/2008	TL	100	100
960335	07/23/1996	2	ADDITIONS	500	09/22/1997	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	14	1.00	100	1.00	100	1.00	235,700	1.00	A	1.00	R04	1.00			216,390
300	A	0.432	14	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00	R04	1.00			7,040

TOTAL	1.350 Acres	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

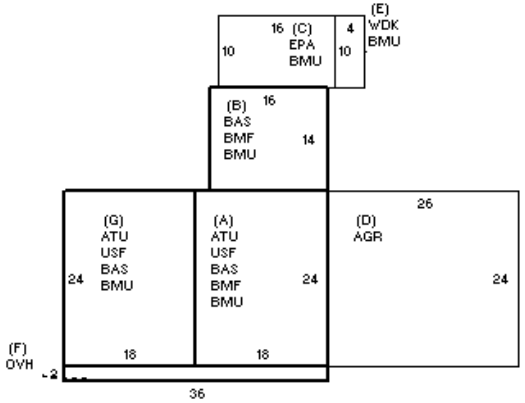
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	223,400	197,700
BUILDING	421,400	372,800
DETACHED	3,400	2,700
OTHER	0	0
TOTAL	**648,200**	**573,200**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CPD	A	1.00	10	0.90	24X20		480	7.82	3,400

PHOTO 12/31/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/24/2008	TL
LIST	9/24/2008	TL
REVIEW	1/18/2017	DB

YEAR BLT	1977	SIZE ADJ	1.005
NET AREA	2,024	DETAIL ADJ	1.000
$NLA(RCN)	$270	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,288		35.40	45,591
A	BMF	N	BSMT FINISH	432		48.55	20,973
+	BAS	L	BASE AREA	1,088	1977	212.70	231,418
+	USF	L	UPPER STORY FIN	864	1977	119.28	103,056
A	ATU	N	ATTIC UNF	432		46.83	20,231
B	BMF	N	BSMT FINISH	224		64.74	14,502
C	EPA	N	ENCLOSED PORCH	160		81.76	13,082
D	AGR	N	ATT GARAGE	624		64.41	40,194
E	WDK	N	WOOD DECK	40		70.22	2,809
F	OVH	L	OVERHANG	72	1977	200.66	14,447
G	ATU	N	ATTIC UNF	432		46.83	20,231
	F11	O	FPL 1S 1OP	1		8,884.00	8,884
	FIX	O	XTRA FIXTURES	5		2,359.62	11,798

TOTAL RCN	547,218

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$421,400		