

Key: 9747

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.981

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION													
PRITCHARD NICOLE 19 DOLLINS RD POCASSET, MA 02559		44.1-41-0		19 DOLLINS RD													
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)												
PRITCHARD NICOLE		09/21/2015	S	155,000	29150-303												
FEDERAL NATIONAL MORT ASS		11/17/2014	L	210,000	28510-273												
MASON ROBERT		11/29/2013	F		27854-60												
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,500	11	1.00	100	1.00	100	1.00	282,840	2.76	A	1.00	PAV	1.20			206,000

LAND

TOTAL	11,500 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	206,000	182,300
Infl1	AVG		BUILDING	244,700	220,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	450,700	403,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/16/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/13/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/29/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,748	DETAIL ADJ	1.000
\$NLA(RCN)	\$173	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	85	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	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	280		26.16	7,325
B	LLU	N	LOWER LEVEL UNF	960		32.36	31,065
B	LLF	L	LOWER LEVEL FIN	720	1972	62.32	44,871
B	BAS	L	BASE AREA	960	1972	200.29	192,276
+	OVH	L	OVERHANG	68	1972	182.91	12,438
D	OPA	N	OPEN PORCH	12		96.03	1,152
	FIX	O	XTRA FIXTURES	3		2,150.97	6,453
	GFP	O	GAS FIREPLACE	1		6,464.00	6,464

TOTAL RCN	302,044
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE 2000 / 22	
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$244,700

