

Key: 9752

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.986

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RANDOLPH WARREN L ETUX WENDY J RANDOLPH 12 HORNE AVE POCASSET, MA 02559				44.1-48-0				12 HORNE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RANDOLPH WARREN L ETUX				08/06/2007	QS	304,000	22244-333				
BERTRAND JOSEPH H				09/29/2000	QS	169,000	13269-63				
PACKARD GWYNETH ELLIN &				05/30/1997	QS	116,500	10777-244				

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	%
19250	04/03/2019	6	FENCE	5,000			100	100
04739	09/29/2004	4	DETACH.STRUC	2,300	09/15/2006	DB	100	100
200698	10/27/2000	10	WOODSTOVE		11/02/2000	TL	100	100
990696	11/15/1999	10	WOODSTOVE	2,499	11/02/2000	TL	100	100
970450	09/10/1997	9	DECK	1,500	05/15/1998	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	24,000	11	1.00	100	1.00	100	1.00	282,840	1.47	A	1.00	PAV	1.20			229,540

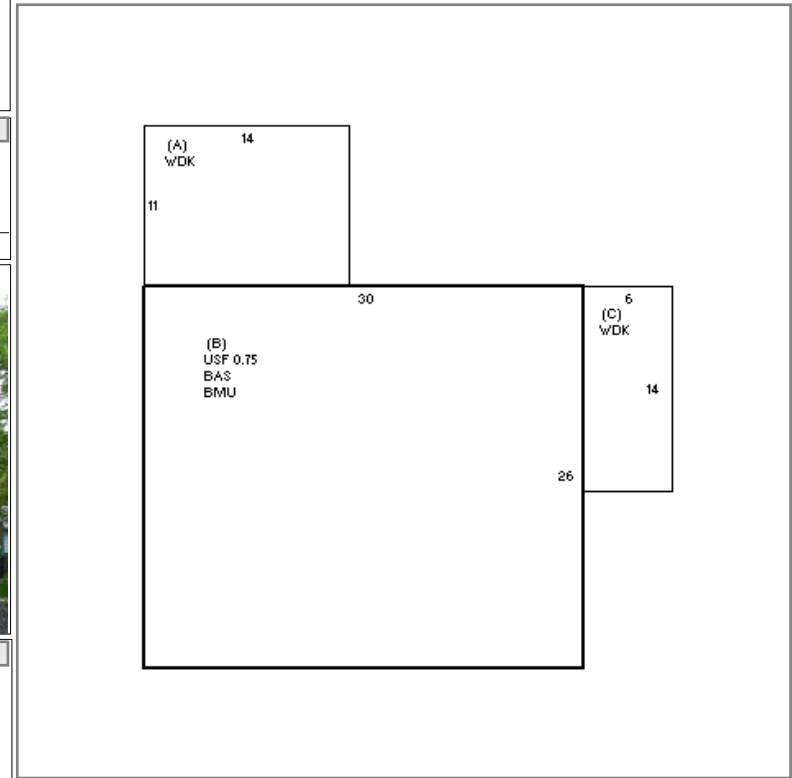
TOTAL	24,002 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	229,500	203,200			
Infl1	AVG		BUILDING	260,700	233,600			
N_Index	AVG		DETACHED	5,400	5,100			
			OTHER	0	0			
			<b>TOTAL</b>	<b>495,600</b>	<b>441,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	
SHF	A	1.00	10 0.90 12 X 12		144	16.42	2,100
SHF	A	1.00	10 0.90 12 X 20	2004	240	15.23	3,300



BUILDING	CD	ADJ	DESC	MEASURE	11/16/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/16/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/16/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,365	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	238		29.18	6,945
\$NLA(RCN)	\$248	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	780		51.86	40,451
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	780	1981	232.40	181,270
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	585	1981	123.97	72,521
				FLOOR COVER	1	HARDWOOD	1.02		BMF	N	BSMT FINISH	410		49.36	20,239
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,924.70	9,925
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,399.40	7,198
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	338,549
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	\$260,700