Key: 9754

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,988

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COHEN DESIREE A 49 MARJORIE AVE POCASSET, MA 02559-2209	44.1-51-0	49 MARJORIE AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COHEN DESIREE A	07/31/1997	QS	82,500	10878-271

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

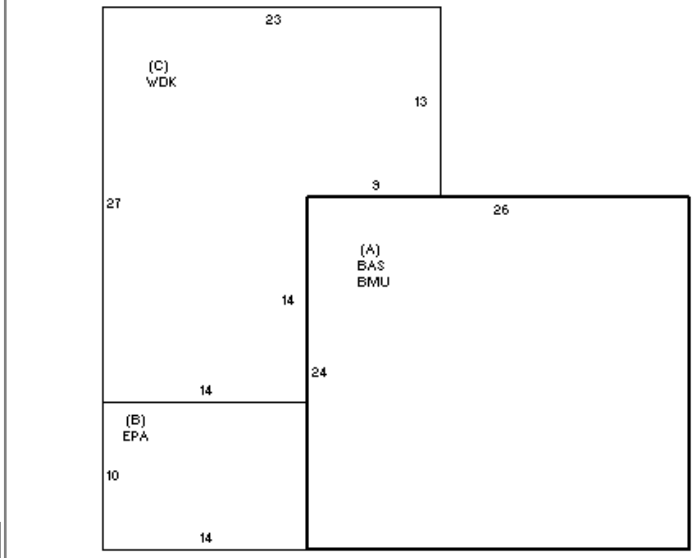
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06667	10/17/2006	9	DECK	3,000	08/27/2008	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,585	11 1.00	100 1.00	100 1.00	282,840	3.60	A 1.00	PAV 1.20			200,510

TOTAL	8,581 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	200,500	177,500
BUILDING	145,600	128,800
DETACHED	0	0
OTHER	0	0
TOTAL	**346,100**	**306,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X12			0.00	

PHOTO 12/31/2002

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	8/27/2008	TL
LIST	8/27/2008	EST
REVIEW	8/29/2008	DB

YEAR BLT	1956	SIZE ADJ	1.020
NET AREA	624	DETAIL ADJ	1.000
$NLA(RCN)	$307	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	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	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	BMU	N	BSMT UNFINISHED	624		46.48	29,005
A	BAS	L	BASE AREA	624	1956	208.29	129,975
B	EPA	N	ENCLOSED PORCH	140		83.08	11,631
C	WDK	N	WOOD DECK	495		21.57	10,677
	F11	O	FPL 1S 1OP	1		8,096.60	8,097
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151

TOTAL RCN	191,535

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$145,600