

Key: 9756

### Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.990

LEGAL


CURRENT OWNER				PARCEL ID				LOCATION				
STEINKE KATELYNNE 45 MARJORIE AVE POCASSET, MA 02559				44.1-53-0				45 MARJORIE AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
STEINKE KATELYNNE				12/17/2021	QS	403,000	34758-74					
TAYLOR CHRISTOPHER E &				08/02/2021	F	1	34348-278					
TAYLOR CHRISTOPHER E				12/26/2018	QS	246,500	31749-43					

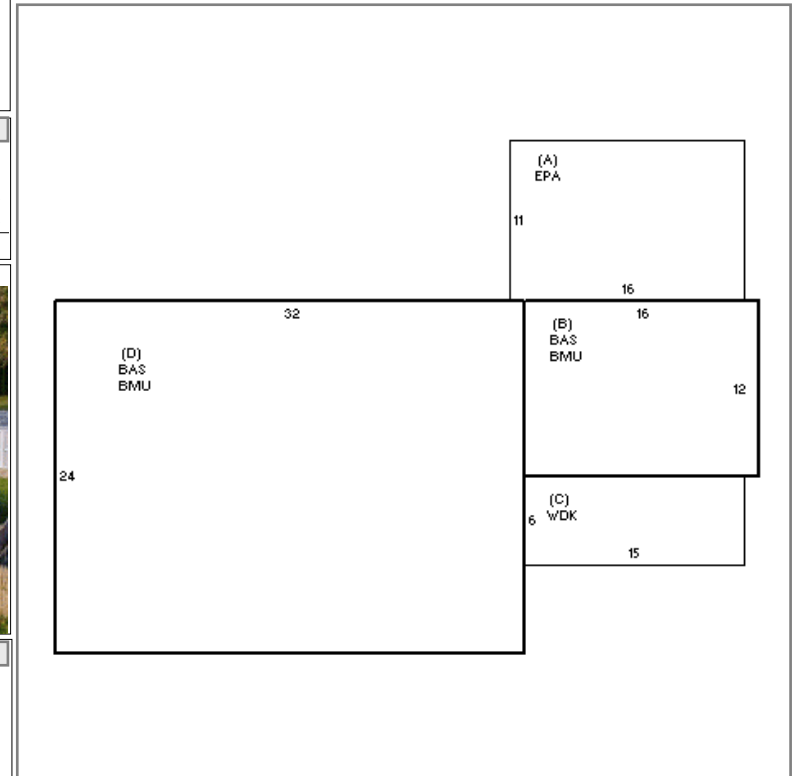
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-84	03/21/2022	9	DECK	5,000				0
B-20-21	04/15/2020	3	ALT/RENO	2,000				100
13702	10/09/2013	15	INSULATE/WEA	1,300	10/05/2013			100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	8,000	11	1.00	100	1.00	100	1.00	282,840	3.84	A	1.00	PAV	1.20				199,410

TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	199,400	176,500	BUILDING	239,800	212,200
Infl1	AVG		DETACHED	0	0	OTHER	0	0
N_Index	AVG		TOTAL	439,200	388,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/23/2022
									



BUILDING	CD	ADJ	DESC	MEASURE	3/23/2022	RP
MODEL	1		RESIDENTIAL	LIST	3/23/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/23/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1957	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	244,701			
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	EPA	N	ENCLOSED PORCH	176		74.52	13,115	CONDITION ELEM	CD			
\$NLA(RCN)	\$255	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	960		36.82	35,349	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	960	1957	200.25	192,238	INTERIOR	V			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	90		44.43	3,999	KITCHEN	V			
				FLOOR COVER	35	WW-VINYL	1.00									BATHS	V			
				INT. FINISH	2	DRYWALL	1.00									HEAT	U			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U			
				FUEL SOURCE	1	OIL	1.00													
				USE	0		1.00													
																		EFF.YR/AGE	2017 / 5	
																		COND	2 2 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	2 % GD 98	
																		RCNLD	\$239,800	