

Key: 9757

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.991

LEGAL

LAND

DETACHED

BUILDING

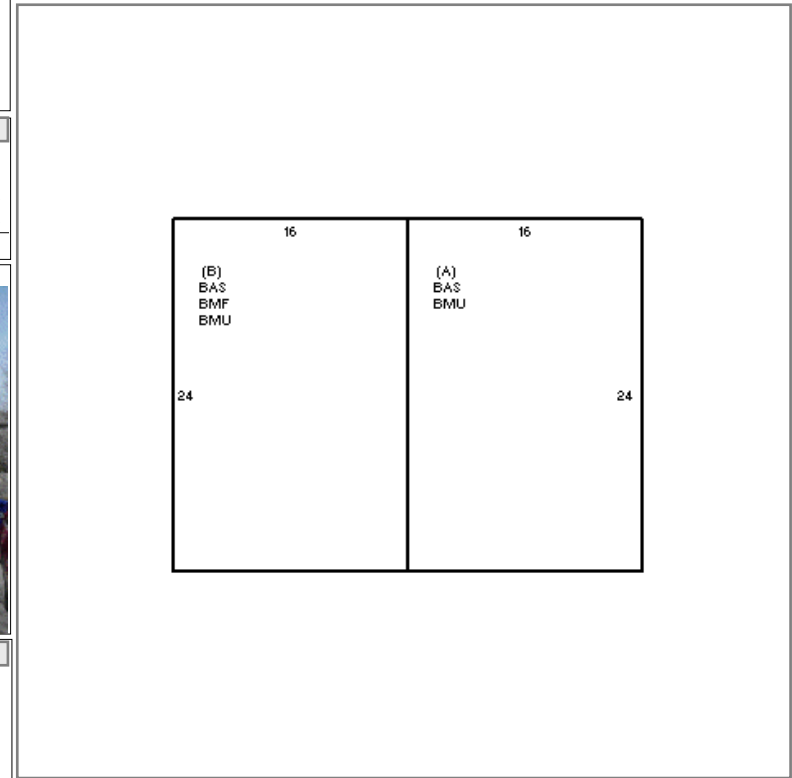
CURRENT OWNER				PARCEL ID				LOCATION			
ROBERT JOHN C & KAREN A 41 MARJORIE AVENUE POCASSET, MA 02559				44.1-54-0				41 MARJORIE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROBERT JOHN C & KAREN A				03/19/2018	QS	243,000	31145-80				
AFLAGUE FRANK R ETUX				01/08/2002	A		1 14674-283				
JONES MARY A				10/22/1987	XX		5987-216				

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-22-427	07/13/2022	3	ALT/RENO	13,526	03/16/2023	SL	100	100
		12	CYCLICAL		08/22/2018	DB	100	100

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			
Infl1	AVG		BUILDING	162,600	150,700			
N_Index	AVG		DETACHED	1,000	5,100			
			OTHER	0	0			
			TOTAL	363,000	332,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	10 X 12		120	16.42	1,000



BUILDING	CD	ADJ	DESC	MEASURE	3/16/2023	SL
MODEL	1		RESIDENTIAL	LIST	3/16/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/3/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1956	SIZE ADJ	1.020
NET AREA	768	DETAIL ADJ	1.000
\$NLA(RCN)	\$279	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	50	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	768		45.54	34,977
EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	768	1956	204.09	156,739
ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH	384		57.81	22,199
ROOF COVER	1	ASPH/COMP SHIN	1.00								
FLOOR COVER	3	W/W CARPET	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	213,915	
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	\$162,600	