

Key: 9798

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.032

LEGAL

| CURRENT OWNER | | PARCEL ID | | | | LOCATION | | | |
|--------------------------------------------------------|--|------------|----|------------|--------------|------------|--|--|--|
| SHEDD CAROLINE E 26 LEEN ROAD POCASSET, MA 02559 | | 44.1-101-0 | | | | 26 LEEN RD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SHEDD CAROLINE E | | 11/12/2019 | F | 1 | 32460-291 | | | | |
| SHEDD JOHN ETUX | | 07/30/2014 | QS | 245,300 | 28293-210 | | | | |
| CADOSE MICHELLE R | | 10/30/2003 | QS | 220,000 | 17863-65 | | | | |

| 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 % |
| 10380 | 06/29/2010 | 2 | ADDITIONS | 33,000 | 10/26/2010 | TL | 100 100 |
| 900312 | 06/15/1990 | 3 | ALT/RENO | 2,500 | 11/15/1991 | HS | 100 100 |
| 900230 | 05/14/1990 | 3 | ALT/RENO | 2,000 | 11/15/1991 | HS | 100 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|--|--|--|--|--|--|---------|
| 100 | S | 8,500 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 282,840 | 3.63 | A | 1.00 | PAV | 1.20 | | | | | | | | | | 200,360 |

| | | | | | | | | |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 8,494 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | POC | NOTE | LAND | 200,400 | 177,300 | | | |
| Infl1 | AVG | | BUILDING | 199,200 | 176,300 | | | |
| N_Index | AVG | | DETACHED | 2,100 | 2,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | 401,700 | 355,600 | | | |

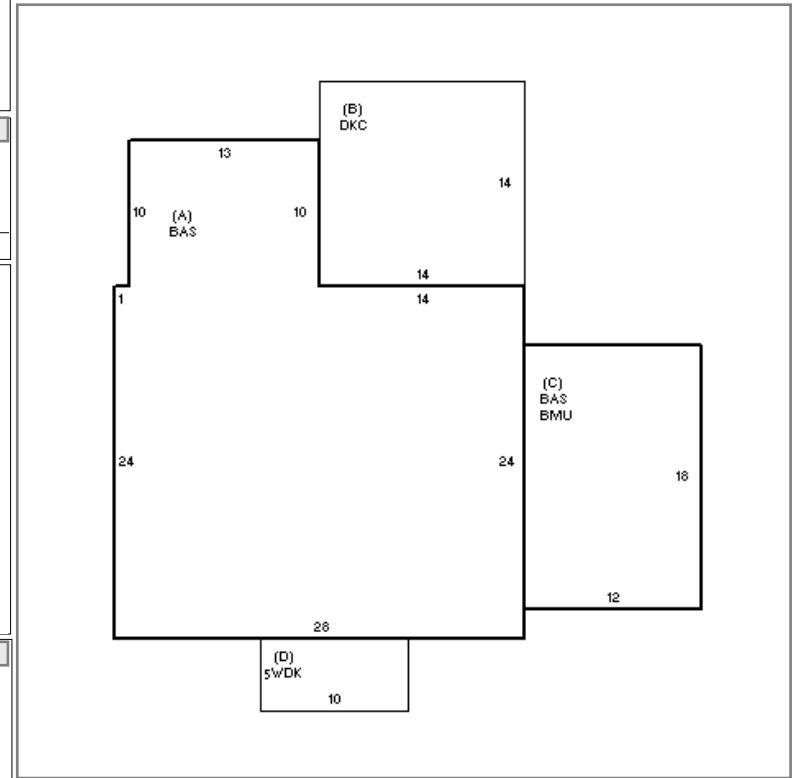
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|------|----------------|----|-------|-----------|-------|-------|
| SHF | A | 1.00 | A 0.75 6 X 6 | | | 0.00 | | |
| SHF | G | 1.20 | A 0.75 10 X 14 | | 140 | 19.71 | 2,100 | |

DETACHED

| BUILDING | CD | ADJ | DESC | MEASURE | 10/26/2010 | TL |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/26/2010 | TL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 10/26/2010 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1950 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 231,664 |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,018 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | FOUN. WALL | 1.00 | + | BAS | L | BASE AREA | 1,018 | 1950 | 192.90 | 196,369 | | |
| \$NLA(RCN) | \$228 | OVERALL | 0.990 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | DKC | N | DECK-COMPOSITE | 196 | | 63.10 | 12,367 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | BMU | N | BSMT UNFINISHED | 216 | | 61.69 | 13,324 | | |
| | | | | ROOF COVER | 1 | ASP/COMP SHIN | 1.00 | D | WDK | N | WOOD DECK | 50 | | 63.69 | 3,184 | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.02 | | FIX | O | XTRA FIXTURES | 3 | | 2,140.00 | 6,420 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |



CONDITION

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | A |
| HEAT | U |
| ELECT | U |

| | |
|------------|------------|
| EFF.YR/AGE | 2005 / 17 |
| COND | 14 14 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 14 % GD 86 |
| RCNLD | \$199,200 |