

Key: 9839

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.072

LEGAL

LAND

DETACHED

BUILDING

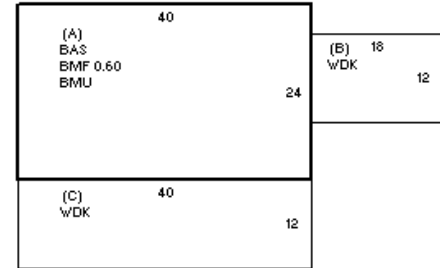
CURRENT OWNER				PARCEL ID				LOCATION			
ROSSIGNOL JAMES J JR 26 POCAHONTAS RD POCASSET, MA 02559				44.1-148-0				21 DOLLINS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROSSIGNOL JAMES J JR				07/27/2015	QS	252,500	29037-35				
DONOVAN WILLIAM P & HARVEY SUSAN E				07/23/2003	QS	245,000	17318-284				
				03/31/2000	A	12920-72					

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	%
19017	01/08/2019	2	ADDITIONS	10,000	07/16/2020	TL	100	100
17504	07/05/2017	8	POOL	1,000			100	100
16935	10/25/2016	14	SOLAR	23,000			100	100
151084	11/27/2015	4	DETACH.STRUC	2,000			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	20,111	11	1.00	100	1.00	100	1.00	282,840	1.70	A	1.00	PAV	1.20				222,210

TOTAL	20,125 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	222,200	196,700			
Infl1	AVG		BUILDING	232,600	205,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	454,800	402,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 5X12	1991		0.00	
SHF	A	1.00	10 0.90 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2020	TL
MODEL	1		RESIDENTIAL	LIST	7/16/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	960		36.08	34,635
\$NLA(RCN)	\$288	OVERALL	0.970	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH	576		43.35	24,970
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	960	1985	196.20	188,354
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	696		21.13	14,709
				FLOOR COVER	3	W/W CARPET	1.00	F11	O	FPL 1S 1OP	1		7,933.00	7,933	
				INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES	3		2,107.10	6,321	
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	276,922	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			A
KITCHEN			G
BATHS			G
HEAT			A
ELECT			A
EFF.YR/AGE		2003 / 19	
COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84
RCNLD	\$232,600		