Key: 9878

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,111

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BROWN EASTWELL C & ROSETTA GRANT 5 POKESIT AVENUE POCASSET, MA 02559	44.2-36-0	5 POKESIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROWN EASTWELL C &	10/28/2019	QS	235,000	32417-148
KING ANNE D TRS	12/05/2016	F	1	30135-27
KING LARRY JR (IND) & ANN	06/02/2016	F	1	29694-103

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-21-955	12/30/2021	14	SOLAR	13,900			100	100
EXB-21-414	06/17/2021	14	SOLAR	8,568			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,250	11 1.00	100 1.00	100 1.00	282,840	3.73	A 1.00	PAV 1.20			199,880

TOTAL	8,233 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

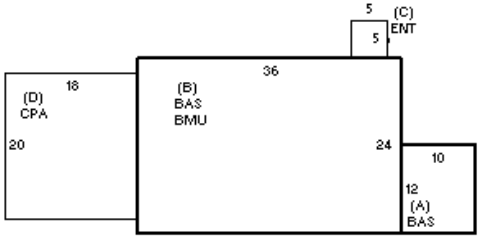
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	199,900	176,900
BUILDING	191,400	169,300
DETACHED	0	0
OTHER	0	0
TOTAL	**391,300**	**346,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 10			0.00	

PHOTO 09/09/2020



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	9/9/2020	RP
LIST	9/9/2020	EST
REVIEW	9/9/2020	RP

YEAR BLT	1970	SIZE ADJ	1.020
NET AREA	984	DETAIL ADJ	1.000
$NLA(RCN)	$263	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	13	HARDWOOD-W/W	1.00
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
+	BAS	L	BASE AREA	984	1970	196.20	193,064
B	BMU	N	BSMT UNFINISHED	864		36.08	31,172
C	ENT	N	ENCLOSED ENTRY	25		112.99	2,825
D	CPA	N	CAR PORT	360		9.81	3,533
	BMF	N	BSMT FINISH	500		43.35	21,675
	FIX	O	XTRA FIXTURES	3		2,107.10	6,321

TOTAL RCN	258,590

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

EFF.YR/AGE	1993 / 29		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD			$191,400