Key: 9899

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,132

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDONALD ROBIN TRS MCDONALD FAMILY REV TRUST 6 ALBERT RD POCASSET, MA 02559	44.2-57-0	6 ALBERT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCDONALD ROBIN TRS	12/31/2020	F	10	33635-295
MCDONALD ROBIN	03/01/2017	QS	275,000	30326-164
PLUGGE TARA BRIE	06/20/2005	QS	269,000	19951-145

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-21-652	09/17/2021	15	INSULATE/WEA	450			100	100
		12	CYCLICAL		08/22/2018	DB	100	100
16437	05/31/2016	14	SOLAR	14,000	08/19/2016		100	100
13071	02/08/2013	15	INSULATE/WEA	1,300	04/01/2013		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,100	11 1.00	100 1.00	100 1.00	282,840	3.80	A 1.00	PAV 1.20			199,600

TOTAL	8,102 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

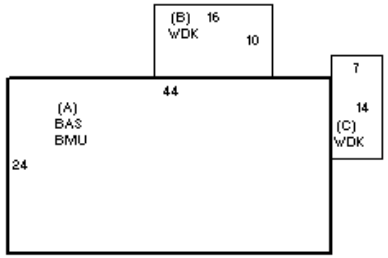
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	199,600	176,700
BUILDING	236,900	212,000
DETACHED	0	0
OTHER	0	0
TOTAL	**436,500**	**388,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 08/05/2008



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	8/22/2018	BC
LIST	8/22/2018	EST
REVIEW		

YEAR BLT	1971	SIZE ADJ	1.015
NET AREA	1,056	DETAIL ADJ	1.000
$NLA(RCN)	$249	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	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	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,056		37.75	39,866
A	BAS	L	BASE AREA	1,056	1971	198.74	209,872
+	WDK	N	WOOD DECK	258		26.81	6,918
	FIX	O	XTRA FIXTURES	3		2,204.83	6,615

TOTAL RCN	263,271

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

EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$236,900