Key: 9901

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,134

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KARCHNER ERIC L & KATHLEEN 14 ALBERT RD POCASSET, MA 02559	44.2-59-0	14 ALBERT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KARCHNER ERIC L &	05/05/2017	QS	236,000	30468-212
COLGATE SHIRLEY GRACE AND	04/12/2016	F	1	29572-277
COLGATE ROLAND K SR &	04/17/1990	XX		7131-179

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

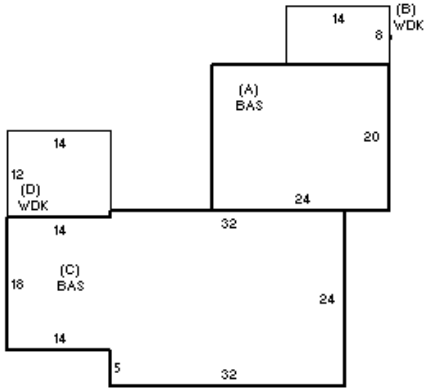
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		02/05/2020	TL	100	100
18309	04/23/2018	15	INSULATE/WEA				100	100
08267	06/04/2008	3	ALT/RENO	24,000	10/27/2016		100	100
01441	07/23/2001	9	DECK	600	07/28/2003	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	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
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	199,400	176,500
BUILDING	228,400	202,200
DETACHED	0	0
OTHER	0	0
TOTAL	**427,800**	**378,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	6 X 8			0.00	
SHM	A 1.00	20 0.80	9 X 10			0.00	

PHOTO 02/05/2020

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	2/5/2020	TL
LIST	2/5/2020	EST
REVIEW		

YEAR BLT	1950	SIZE ADJ	1.010
NET AREA	1,500	DETAIL ADJ	1.000
$NLA(RCN)	$200	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	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	1	PIER	1.00
EXT COVER	4	VINYL	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,500	1950	183.44	275,154
+	WDK	N	WOOD DECK	280		25.90	7,251
	CPC	O	CAPE CELLAR	1		3,775.60	3,776
	F11	O	FPL 1S 1OP	1		8,017.20	8,017
	FIX	O	XTRA FIXTURES	3		2,129.47	6,388

TOTAL RCN	300,586

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		$228,400