Key: 9939

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,172

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRANT RALPH & MADALINA GRANT 9 LAKE DR POCASSET, MA 02559	44.2-100-0	9 LAKE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRANT RALPH &	12/28/2021	QS	432,000	34789-34
BLANTON SALLY A &	09/29/2016	QS	230,000	29970-24
FOLAN DEREK & KAREN FOLAN	09/23/2011	QS	205,000	25702-27

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

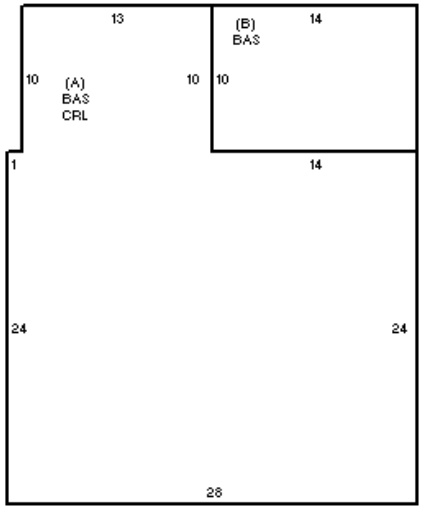
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		01/25/2021	TL	100	100
EXB-21-1	01/03/2021	15	INSULATE/WEA	6,027			100	100
08538	10/07/2008	2	ADDITIONS		01/26/2009	TL	100	100

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	318,195	3.84	A 1.00	PGD 1.35			224,340

TOTAL	8,015 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	224,300	183,800
BUILDING	197,000	174,300
DETACHED	0	0
OTHER	0	0
TOTAL	**421,300**	**358,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12			0.00	

PHOTO 01/25/2021

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	5/12/2017	TL
LIST	1/25/2021	EST
REVIEW	3/17/2022	RP

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	942	DETAIL ADJ	1.000
$NLA(RCN)	$218	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	12	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	802		20.34	16,315
+	BAS	L	BASE AREA	942	1950	198.23	186,728
	FIX	O	XTRA FIXTURES	1		2,129.10	2,129

TOTAL RCN 205,172

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

EFF.YR/AGE 2015 / 7

COND	4	4 %	
FUNC	0		
ECON	0		
DEPR	4	% GD	96

RCNLD $197,000