

Key: 9960

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.193

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
GOMES DARREN R & DENISE E GOMES 53 LAKE DR POCASSET, MA 02559				44.2-123-0				53 LAKE DR				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
GOMES DARREN R & GOMES MANUEL TR OF GOMES MANUEL				12/14/2020 11/27/2002 09/29/1998	A F X	295,000 100 15997-95 11731-150		33572-217 15997-95 11731-150				
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	PGD	1.35		224,340

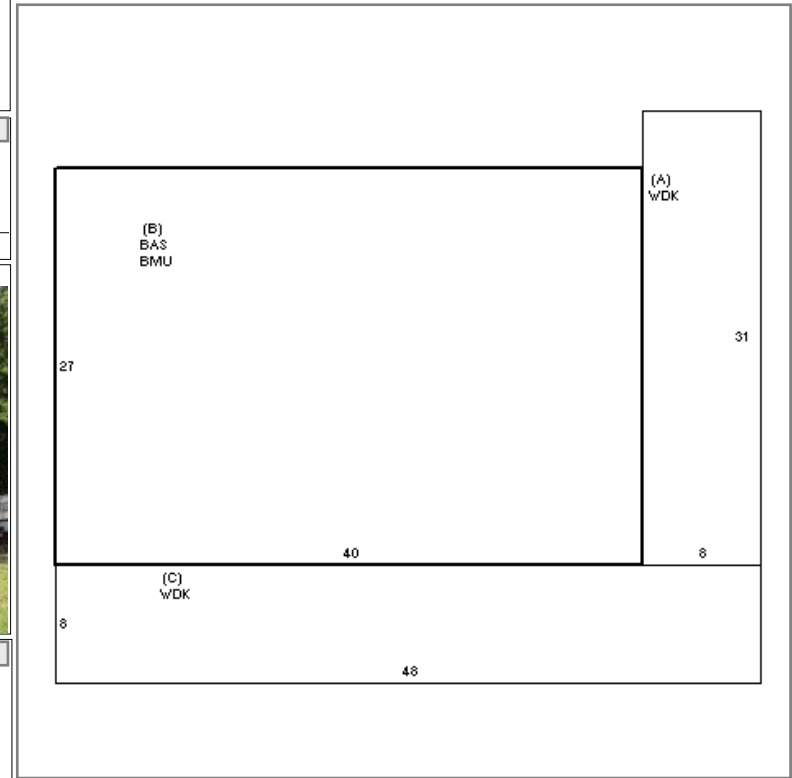
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-154 14852	03/24/2023 10/07/2014	15 10	INSULATE/WEA WOODSTOVE	4,000 1,100			100 100	100 100

TOTAL	8,015 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		NOTE				LAND	224,300	183,800
Infl1	AVG			BUILDING	220,600	195,200			
N_Index	AVG			DETACHED	0	0			
				OTHER	0	0			
						TOTAL	444,900	379,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	80 0.20 8X10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/13/2008	RJM
MODEL	1		RESIDENTIAL	LIST	8/13/2008	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/3/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	1.015
NET AREA	1,080	DETAIL ADJ	1.000
\$NLA(RCN)	\$246	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	10	VERT BOARD	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
+	WDK	N	WOOD DECK	632		21.46	13,566
B	BMU	N	BSMT UNFINISHED	1,080		36.64	39,573
B	BAS	L	BASE AREA	1,080	1974	192.90	208,329
	FIX	O	XTRA FIXTURES	2		2,139.85	4,280

TOTAL RCN	265,747	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$220,600	