Key: 10006

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,237

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TRUE SEAN DANIEL &	44.3-33-0	6 ROLLING OAKS DR
ESTHER M WHEELER		
6 ROLLING OAKS DR		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TRUE SEAN DANIEL &	05/27/2022	QS	671,000	(230088)
LANG WILLIAM F	12/12/2019	N		(216450)
LANG WILLIAM F &	06/15/2018	F	1	(216450)

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

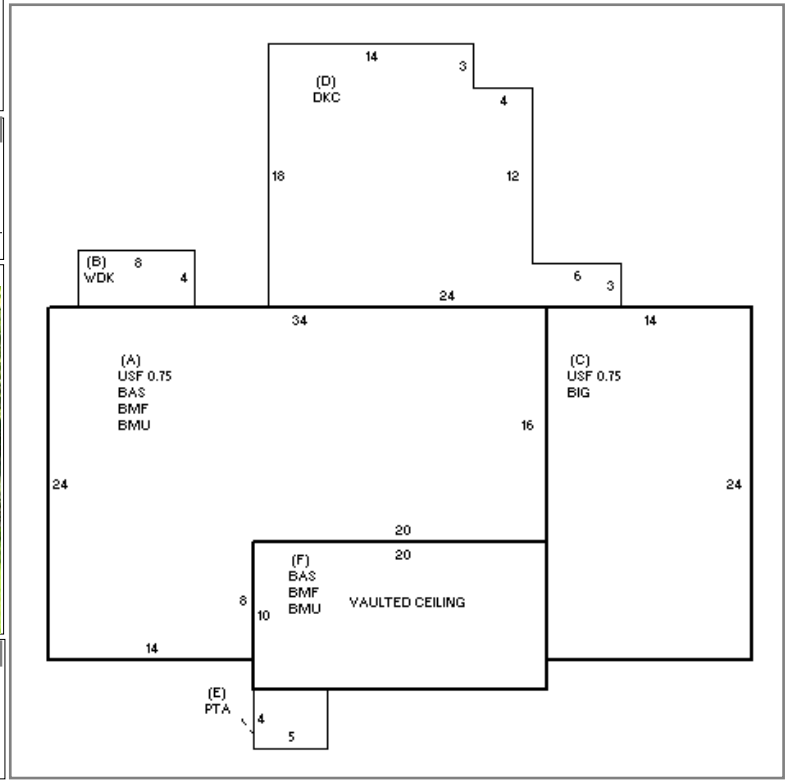
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
930226	05/21/1993	8	POOL	8,925	02/18/1994	JS	100	100
920053	02/06/1992	10	WOODSTOVE	1,000	04/21/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,250	14 1.00	100 1.00	100 1.00	247,485	1.69	A 1.00	R05 1.05			194,680

TOTAL	20,255 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	194,700	172,300
BUILDING	364,300	322,300
DETACHED	14,500	11,900
OTHER	0	0
TOTAL	**573,500**	**506,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	10 0.90	16 X 24		384	35.31	12,200
SHF	A 1.00	10 0.90	8 X 20		160	15.95	2,300

PHOTO 06/07/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/7/2022	SL
LIST	6/7/2022	SL
REVIEW	5/2/2023	TL

YEAR BLT	1987	SIZE ADJ	1.010
NET AREA	1,600	DETAIL ADJ	1.000
$NLA(RCN)	$292	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	856		42.92	36,744
A	BMF	N	BSMT FINISH	656		51.58	33,834
+	BAS	L	BASE AREA	856	1987	233.44	199,821
+	USF	L	UPPER STORY FIN	744	1987	128.00	95,230
B	WDK	N	WOOD DECK	32		74.60	2,387
C	BIG	N	BUILT-IN GARAGE	336		104.23	35,020
D	DKC	N	DECK-COMPOSITE	330		73.91	24,391
E	PTA	N	PATIO	20		19.84	397
F	BMF	N	BSMT FINISH	200		68.78	13,756
	F21	O	FPL 2S 1OP	1		10,369.60	10,370
	FIX	O	XTRA FIXTURES	6		2,506.95	15,042

TOTAL RCN	466,991

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$364,300