

Key: 10093

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.327

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BASS MICHAEL A TRS 169 & 181 SOUTH ROAD RLTY TR 169 SOUTH RD POCASSET, MA 02559				46.0-8-0				169 SOUTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BASS MICHAEL A TRS				04/28/2021	V	10,300,000	34052-339				
MAHER JOSEPH C JR TR				11/23/2010	O	2,500,000	25026-38				
SCHWARZ MARIAN L				07/01/1999	O	700,000	12383-66				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
151004	11/02/2015	3	ALT/RENO	20,000	05/02/2018	TL	100 100
14247	04/17/2014	8	POOL	10,000	08/12/2014		100 100
14043	01/28/2014	9	DECK	10,000	05/02/2018	TL	100 100
12094	02/17/2012	2	ADDITIONS	90,000	09/26/2013	TL	100 100
11629	10/13/2011	4	DETACH.STRUC	100,000	09/26/2013	TL	100 100

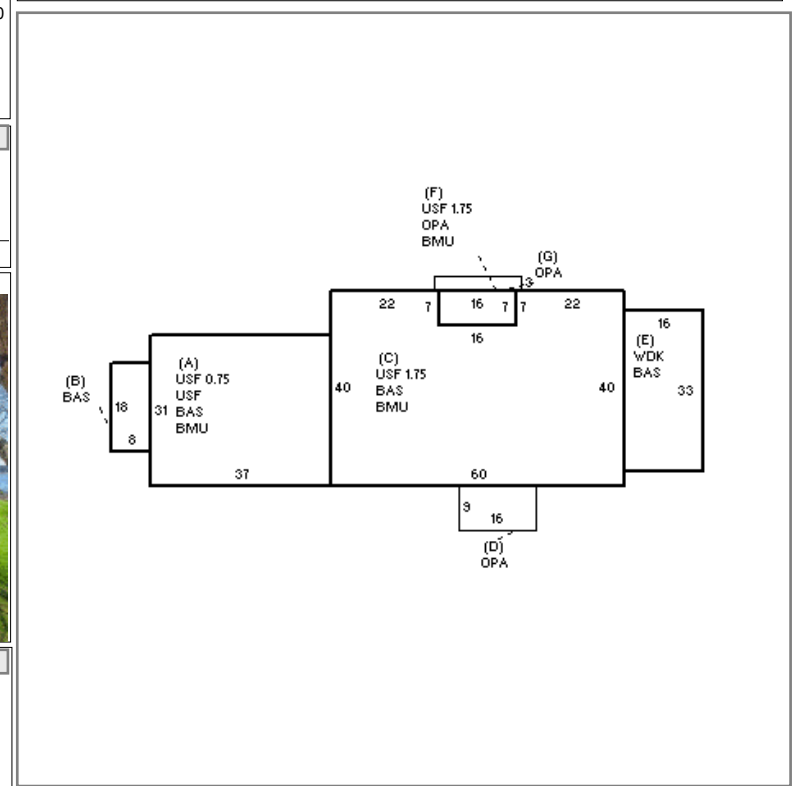
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	80,000	12	1.00	100	1.00	100	1.00	1,767,750	0.64	A	1.00	WNS	7.50		2,093,700
300	A	3,227	12	1.00	100	1.00	100	1.00	122,250	1.00	A	1.00	WNS	7.50		394,500

TOTAL	5.064 Acres		ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK		NOTE			LAND	2,488,200	2,201,500	
Infl1	AVG			BUILDING	5,903,200	5,223,400			
N_Index	AVG			DETACHED	114,300	108,800			
				OTHER	1,390,100	1,236,400			
				TOTAL	9,895,800	8,770,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	S	3.00	10 0.90		224	12.69	2,600
PTD	S	3.00	10 0.90		320	11.99	3,500
IPG	S	3.00	E 0.90		800	77.18	55,600
CTC	S	3.00	E 0.90		1	50,005.20	45,000
HTB	S	3.00	E 0.90		1	8,478.90	7,600



BUILDING	CD	ADJ	DESC	MEASURE	5/2/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/13/2021	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	5/13/2021	TL
QUALITY	S	3.30	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1885	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	5,903,200
NET AREA	10,314	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	3,547		113.55	402,763		
\$NLA(RCN)	\$572	OVERALL	1.290	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	5,347	1885	357.76	1,912,951		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	860	2013	357.76	307,673		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	144	2013	679.01	97,778		
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	310		243.02	75,335		
				INT. FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	3,963	1885	679.02	2,690,939		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	E	WDK	N	WOOD DECK	528		88.20	46,570		
				FUEL SOURCE	2	GAS	1.00		F31	O	FPL 3S 1OP	1		41,387.90	41,388		
				USE	0		1.00		F32	O	FPL 3S 2OP	2		39,732.05	79,464		
									FIX	O	XTRA FIXTURES	23		8,793.77	202,257		
									HTB	O	HOT TUB	1		25,341.50	25,342		
									KIT	O	EXTRA KITCHEN	1		20,741.40	20,741		

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

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$5,903,200
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LEGALS

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TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING					3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

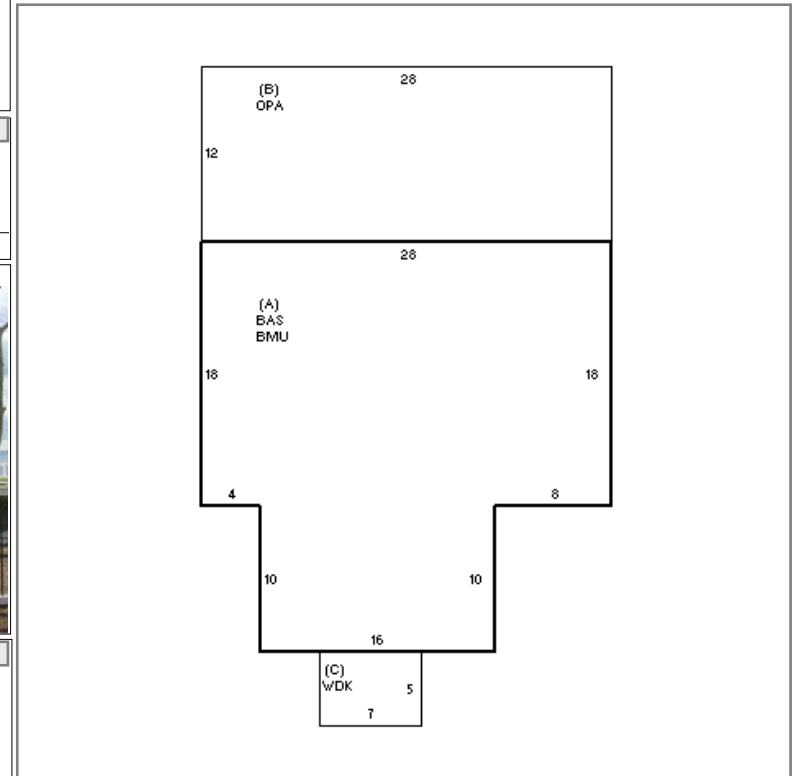
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	661,000	
Infl1		BUILDING			
N_Index		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/2/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/13/2021	EST
STYLE	16	1.00	BUNGALOW [100%]	REVIEW	5/13/2021	TL
QUALITY	S	3.30	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	1.020
NET AREA	664	DETAIL ADJ	1.000
\$NLA(RCN)	\$1,059	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	1	1.00	
BEDROOMS	0	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	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	2	SOFTWOOD	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	664		168.89	112,141
A	BAS	L	BASE AREA	664	2012	756.80	502,516
B	OPA	N	OPEN PORCH	336		215.92	72,550
C	WDK	N	WOOD DECK	35		232.61	8,141
	FIX	O	XTRA FIXTURES	1		7,814.80	7,815

TOTAL RCN	703,163
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$661,000