

Key: 10444

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.680

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CURRENT OWNER				PARCEL ID				LOCATION			
WELSH MICHELLE L 50 LONG HILL RD POCASSET, MA 02559				48.0-26-3				50 LONG HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WELSH MICHELLE L				08/30/2016	QS	295,000	29897-178				
MT INVESTMENTS LLC				08/29/2016	F	1	29894-324				
TOKATLYAN MIKE				02/01/2016	L	161,229	29427-73				

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-22-140	03/16/2022	3	ALT/RENO		11/21/2022	SL	100 100
17341	05/11/2017	13	OTHER	2,005			100 100
16833	09/26/2016	10	WOODSTOVE	4,196			100 100
16157	03/04/2016	3	ALT/RENO	22,500	05/10/2016	TL	100 100

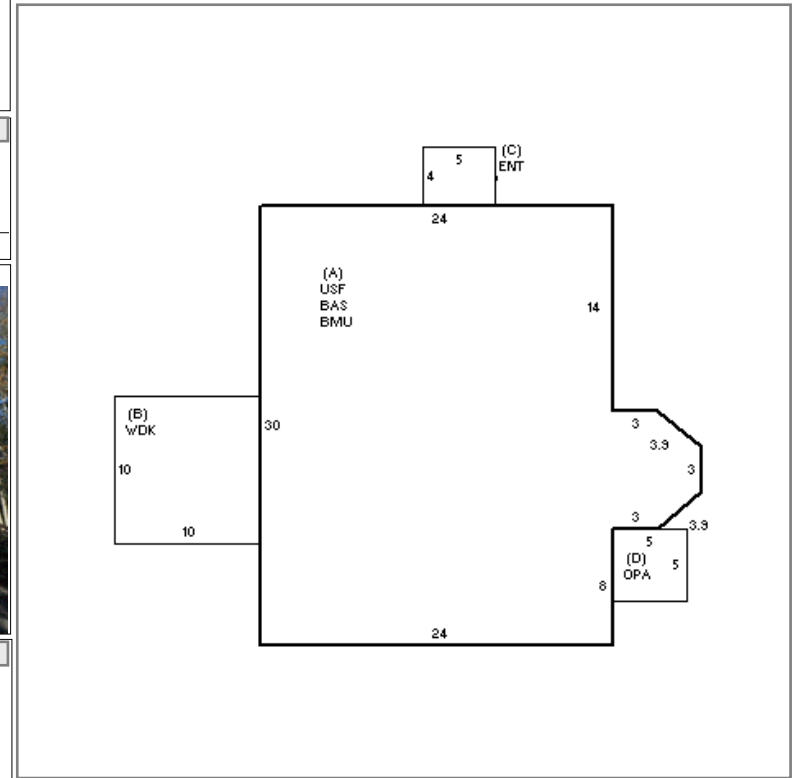
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	29,391	14	1.00	100	1.00	100	1.00	235,700	1.26	A	1.00	R04	1.00		199,740

TOTAL	29,403 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	199,700	176,800			
Infl1	AVG		BUILDING	274,600	226,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	474,300	403,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12			0.00	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/21/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/21/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/20/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,522	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	761		49.75	37,857
\$NLA(RCN)	\$207	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	761	1980	222.92	169,642
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	761	1980	117.51	89,424
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	100		47.55	4,755
				FLOOR COVER	1	HARDWOOD	1.02	C	ENT	N	ENCLOSED ENTRY	20		123.42	2,468
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	25		102.75	2,569
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	2		2,301.35	4,603
				FUEL SOURCE	3	ELECTRIC	1.00		MST	O	MAS/METAL STACK	1		4,313.10	4,313
				USE	0		1.00								

TOTAL RCN	315,630
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$274,600