

Key: 10446

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.682

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ACOSTA LEONIDEZ & COURTNEY NIDAY 46 FOSTER HOWARD RD POCASSET, MA 02559				48.0-26-5				46 FOSTER HOWARD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ACOSTA LEONIDEZ & ROTH WENDY A TR OF CHADAN				08/15/2022	QS	615,000	35308-177				
ROTH WENDY A				09/09/2003	F	1	17607-238				
ROTH WENDY A				08/27/2003	F	1	17538-30				

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-23-157	03/24/2023	15	INSULATE/WEA	6,777			100	100
13136	03/07/2013	14	SOLAR	43,000	12/17/2014		100	100
12453	07/03/2012	15	INSULATE/WEA	2,200	02/27/2015		100	100
12229	04/09/2012	15	INSULATE/WEA	2,100	02/27/2015		100	100
12142	03/08/2012	3	ALT/RENO	600	02/27/2015		100	100

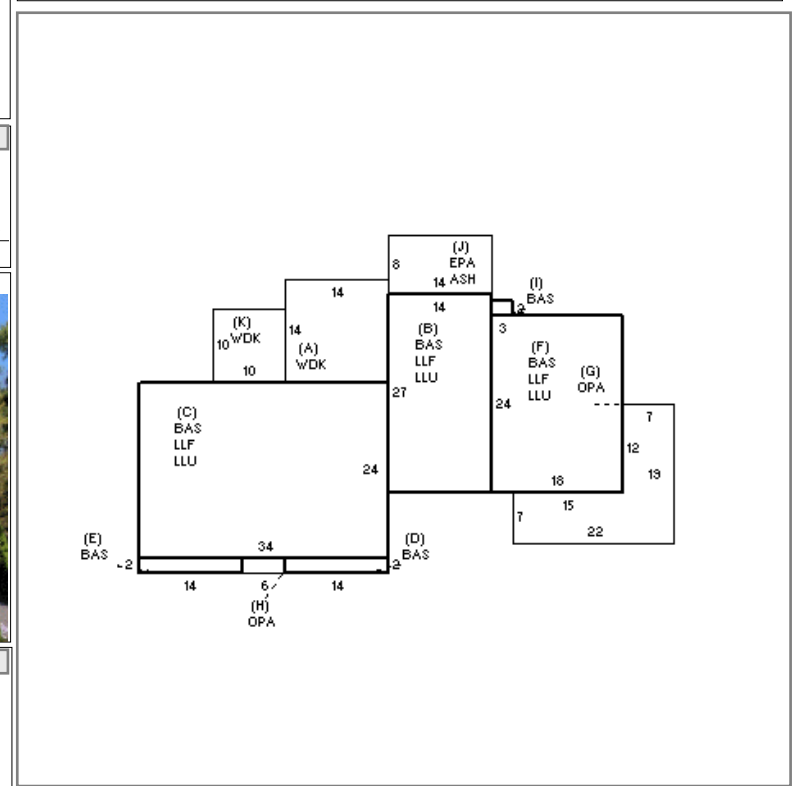
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,000	14	1.00	100	1.00	100	1.00	1.00	R04	1.00	192,860

TOTAL	25,003 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	192,900	170,700			
Infl1	AVG		BUILDING	402,200	398,400			
N_Index	AVG		DETACHED	13,500	24,800			
			OTHER	0	0			
			TOTAL	608,600	593,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	G	1.20	50 0.50	37X16	592	45.71	13,500
SHF	A	1.00	50 0.50	8X12		0.00	

PHOTO 08/29/2022

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/19/2023	SL
MODEL	1		RESIDENTIAL	LIST	1/19/2023	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	1/19/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	509,155
NET AREA	3,314	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	296		26.28	7,780	CONDITION ELEM	CD
\$NLA(RCN)	\$154	OVERALL	1.020	EXT COVER	4	VINYL	1.00	+	LLU	N	LOWER LEVEL UNF	1,626		31.08	50,534	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	LLF	L	LOWER LEVEL FIN	1,194	1981	52.89	63,152	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,256	1981	183.25	230,158	KITCHEN	A
				FLOOR COVER	21	COMBO	1.00	F	LLF	L	LOWER LEVEL FIN	432	2001	52.89	22,850	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	432	2001	183.25	79,162	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	+	OPA	N	OPEN PORCH	250		59.73	14,932	ELECT	A
				FUEL SOURCE	1	OIL	1.00	J	ASH	N	ATT SHED	112		23.53	2,636		
				USE	0		1.00	J	EPA	N	ENCLOSED PORCH	112		83.49	9,351		
									FIX	O	XTRA FIXTURES	9		2,161.29	19,452	EFF.YR/AGE	1998 / 24
									KIT	O	EXTRA KITCHEN	1		5,097.80	5,098	COND	21 21 %
									MST	O	MAS/METAL STACK	1		4,050.50	4,051	FUNC	0 uc
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$402,200