

Key: 7113

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.265

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
WATTERS RILEY C 504 COUNTY RD POCASSET, MA 02559		34.0-37-0	504 COUNTY RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
WATTERS RILEY C		04/22/2021	A	340,000	34037-113	
WATTERS SCOTT T & PORRECA		05/09/2017	F	10	30475-239	
WATTERS SCOTT T		01/30/2008	F		22637-92	

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 %
E-22-413	07/07/2022	3	ALT/RENO	2,000	03/15/2023	SL	100 100
PL-21-244	09/07/2021	3	ALT/RENO	14,000	03/15/2023	SL	100 100

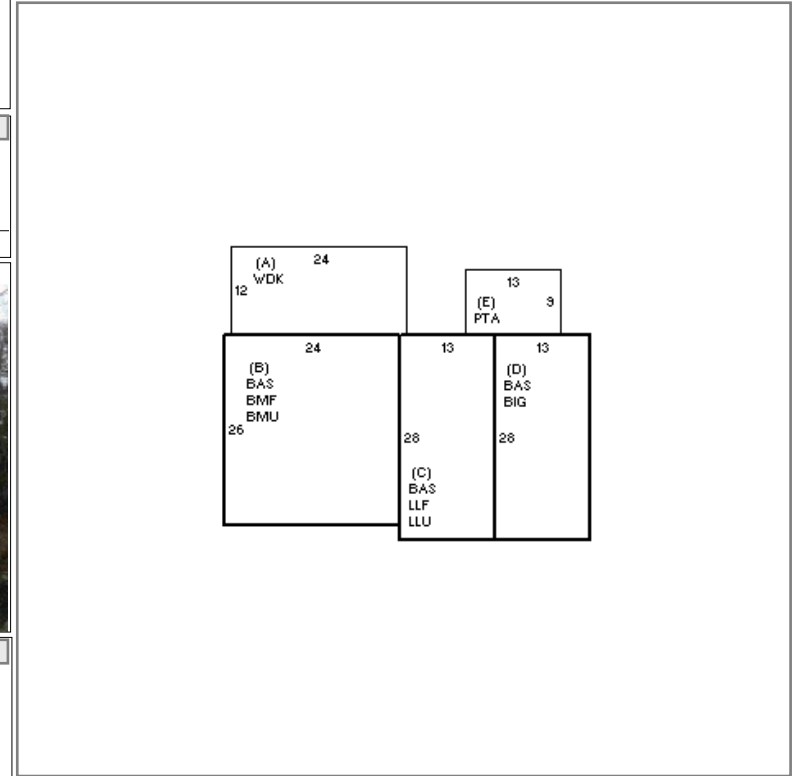
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,120 9	1.00	100	1.00	100	1.00	A	1.00	R03	0.95	172,960

TOTAL	18,121 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	173,000	153,100			
Infl1	AVG		BUILDING	349,300	287,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	522,300	440,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/15/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/28/2008	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	3/15/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	1.010
NET AREA	1,716	DETAIL ADJ	1.000
\$NLA(RCN)	\$251	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	100	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	288		27.20	7,835
EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	624		48.35	30,171
ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH	624		46.02	28,718
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,352	1974	197.46	266,960
FLOOR COVER	1	HARDWOOD	1.02	C	LLU	N	LOWER LEVEL UNF	364		43.33	15,771
INT. FINISH	2	DRYWALL	1.00	C	LLF	L	LOWER LEVEL FIN	364	1974	73.74	26,840
HEATING/COOLING	11	HT WATER CL AIR	1.05	D	BIG	N	BUILT-IN GARAGE	364		93.01	33,854
FUEL SOURCE	2	GAS	1.00	E	PTA	N	PATIO	117		15.01	1,756
USE	0		1.00	F11	O		FPL 1S 1OP	1		8,422.10	8,422
				FIX	O		XTRA FIXTURES	3		2,237.00	6,711
				MST	O		MAS/METAL STACK	1		4,192.10	4,192

TOTAL RCN	431,230
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$349,300