

Key: 7394

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.551

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
RILEY KAREN M 2 DANIEL WEBSTER RD POCASSET, MA 02559				35.0-118-0				2 DANIEL WEBSTER LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RILEY KAREN M				03/23/2012	QS	330,900	26181-60					
CIAMPA HARRIET A &				06/29/2001	S	269,900	13996-248					
RESOURCES REAL ESTATE LLC				04/19/2001	L	191,000	13740-187					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,824	11	1.00	100	1.00	100	1.00				181,600

TOTAL	17,816 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	181,600	160,700			
Infl1	AVG		BUILDING	364,900	326,800			
N_Index	AVG		DETACHED	20,300	19,100			
			OTHER	0	0			
			TOTAL	566,800	506,600			

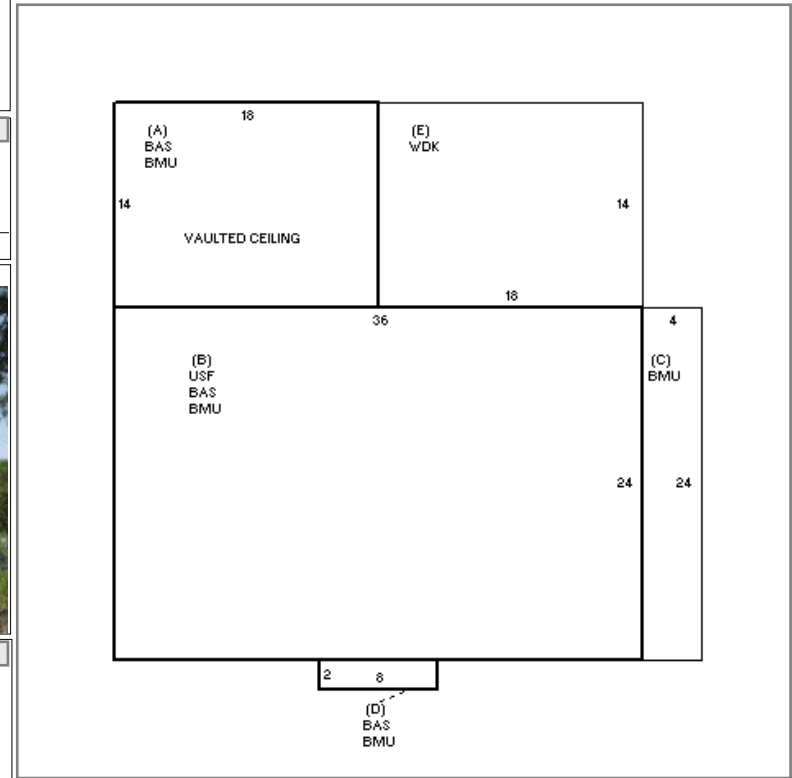
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	G	1.20	10 0.90	18 X 36	2001	648	31.31	18,300
SHF	A	1.00	50 0.50	8 X 12			0.00	
PTD	G	1.20	10 0.90			500	4.51	2,000



BUILDING	CD	ADJ	DESC	MEASURE	8/23/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/23/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/23/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,996	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,228		35.91	44,100
\$NLA(RCN)	\$220	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,132	1997	215.80	244,280
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	864	1997	121.01	104,555
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	WDK	N	WOOD DECK	252		29.12	7,337
				FLOOR COVER	1	HARDWOOD	1.02		BMG	O	BSMT GARAGE	2		8,012.80	16,026
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		9,013.30	9,013
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	6		2,394.02	14,364
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

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	%
01573	09/13/2001	8	POOL	23,000	06/17/2003	TL	100	100
970704	07/07/1997	1	NEW CONSTRUC	80,000	05/20/1998	JS	100	100



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	3	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	439,675
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$364,900