

Key: 7861

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.022

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
AMERAL KARIN & WILLIAM AMERAL & CAITLIN AMERAL 18 WASHINGTON ST TYNGSBORO, MA 01879				38.1-45-0				59 POCAHONTAS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AMERAL KARIN & WILLIAM AM				03/24/2017	QS	325,000	30373-311				
ZAHLOWAY MEREDITH & JONAT				11/17/2011	F	1 25847-335/6					
BLACK WILLIAM B & MARJORI				10/18/1991	XX	07718-00212					

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-22-8	01/04/2022	15	INSULATE/WEA	2,229			100	100
EXB-21-705	10/01/2021	3	ALT/RENO	6,949			100	100
EXB-21-691	09/29/2021	3	ALT/RENO	6,949			100	100
18586	07/19/2018	3	ALT/RENO	1,242			100	100
18190	03/12/2018	3	ALT/RENO	3,576			100	100


LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,400	11	1.00	100	1.00	589,250	6.74	A	1.00	BA+	2.50	401,320

TOTAL	4,400 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N Chapter 91 License #76-19 Expires 2096. Float is in the O Pocasset River; deed dated 3/24/17 excludes this license T b30373 p311;removed float E	LAND	401,300	312,600			
Infl1	AVG		BUILDING	223,500	197,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	624,800	510,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 6 X 8			0.00		09/02/2008



BUILDING	CD	ADJ	DESC	MEASURE	6/28/2018	TL
MODEL	1		RESIDENTIAL	LIST	6/28/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/24/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

BUILDING

YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$219	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	168	1970	219.39	36,858
B	WDK	N	WOOD DECK	98		48.68	4,771
C	BMU	N	BSMT UNFINISHED	672		50.93	34,223
C	BAS	L	BASE AREA	672	1940	219.39	147,433
C	USF	L	UPPER STORY FIN	504	1940	121.74	61,355
	FIX	O	XTRA FIXTURES	4		2,355.98	9,424

TOTAL RCN	294,064	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$223,500	

