

Key: 7904

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.066

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
OSGOOD EDWARD & KELLY A 2 MILL WHEEL LANE POCASSET, MA 02559				38.2-33-0				2 MILL WHEEL LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
OSGOOD EDWARD & KELLY A				06/07/2019	QS	395,000	(219634)					
FERRANTE EVELYN M				06/28/2012	F		(71616)					
FERRANTE ALBERT J &				08/01/1977	X	40,000	(71616)					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,530	11	1.00	100	1.00	100	1.00		R07	1.15	202,890

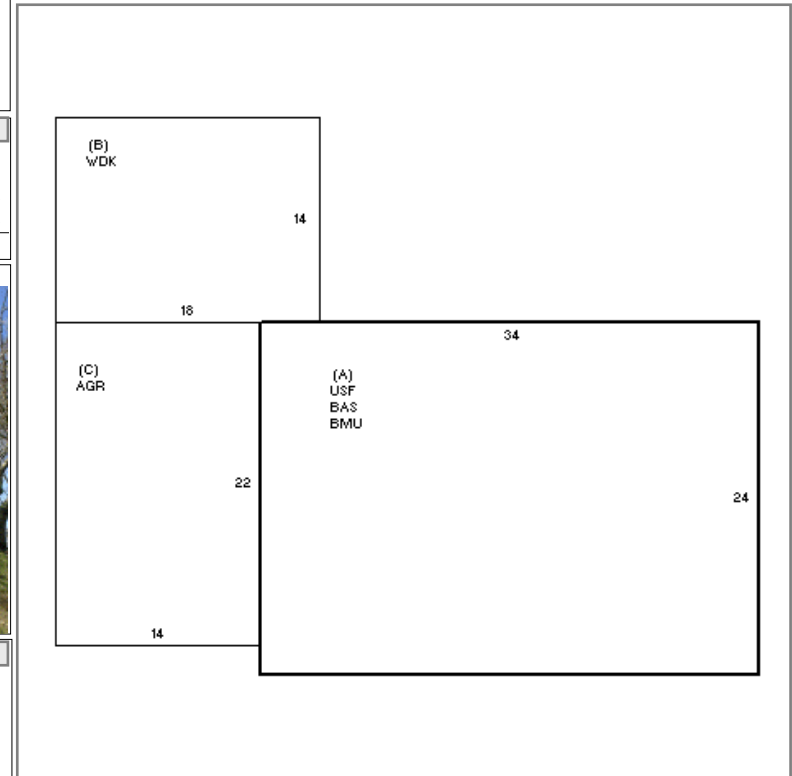
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-520	12/14/2020	3	ALT/RENO	16,587			100	100
02289	05/14/2002	3	ALT/RENO	4,900	02/26/2004	TL	100	100

TOTAL	14,549 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	8-2019 Chngd Quality to AVG+, Consitent with neighborhood			LAND	202,900	171,800
Infl1	AVG		BUILDING	318,100	281,500			
N_Index	AVG		DETACHED	1,900	1,800			
			OTHER	0	0			
						<b>TOTAL</b>	<b>522,900</b>	<b>455,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	G 0.80		120	19.71	1,900



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2019	RP
MODEL	1		RESIDENTIAL	LIST	8/16/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/26/2019	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1970	SIZE ADJ	1.010
NET AREA	1,632	DETAIL ADJ	1.000
\$NLA(RCN)	\$217	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		40.22	32,817
A	BAS	L	BASE AREA	816	1970	218.71	178,470
A	USF	L	UPPER STORY FIN	816	1970	118.73	96,884
B	WDK	N	WOOD DECK	252		28.57	7,199
C	AGR	N	ATT GARAGE	308		76.98	23,710
	F21	O	FPL 2S 1OP	1		9,715.60	9,716
	FIX	O	XTRA FIXTURES	2		2,348.65	4,697

TOTAL RCN	353,493	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$318,100	