

Key: 7917

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.079

LEG  
AL  
LAND

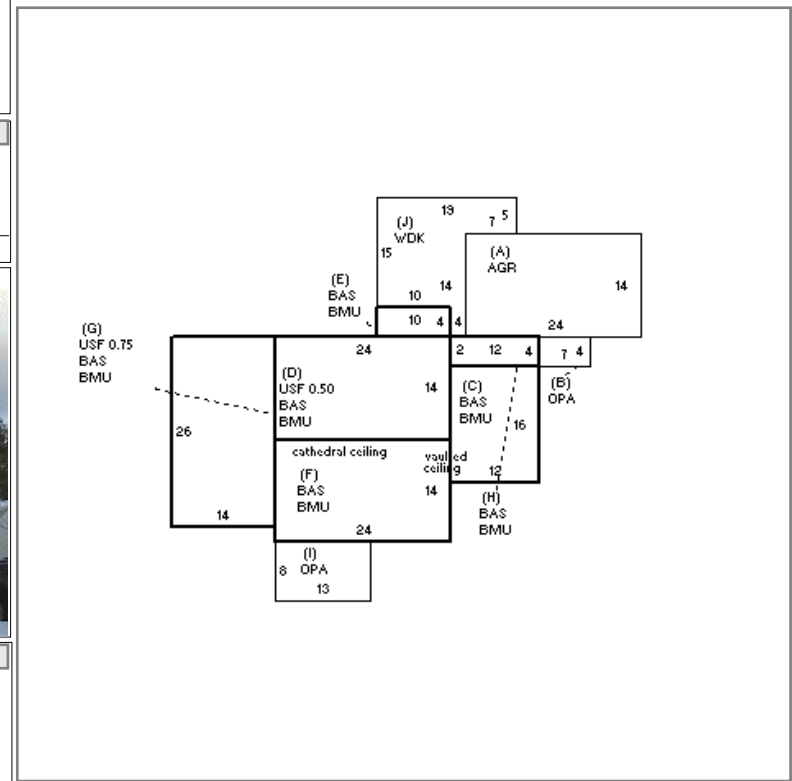
CURRENT OWNER				PARCEL ID				LOCATION													
WALSH RICHARD J ETUX DENISE M WALSH 5 MILL WHEEL LN POCASSET, MA 02559				38.2-46-0				5 MILL WHEEL LN													
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)														
WALSH RICHARD J ETUX				12/01/2006	P	149,900	(181743)														
LACIVITA WALTER P & SUSAN				03/11/2003	F		(168487)														
LACIVITA WALTER P				12/26/1991	XX		(125269)														
CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE									
100	S	15,625	11	1.00	100	1.00	100	1.00	271,055	2.11	A	1.00	R07	1.15							204,870

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	%
15643	07/30/2015	4	DETACH.STRUC	2,000			100	100
11328	06/20/2011	9	DECK		06/27/2017	BC	100	100
06791	12/21/2006	1	NEW CONSTRUC	200,000	09/13/2007	JB	100	100

DETACHED

TOTAL	15,638 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	204,900	173,400
Inf1	AVG		BUILDING	400,000	358,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	604,900	531,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/28/2019	RP
MODEL	1		RESIDENTIAL	LIST	2/28/2019	RP
STYLE	4	1.05	CAPE [100%]	REVIEW	3/1/2019	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BU  
IL  
D  
IN  
G

YEAR BLT	2007	SIZE ADJ	1.010
NET AREA	1,750	DETAIL ADJ	1.000
\$NLA(RCN)	\$260	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		4	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		10	1.00
GARAGE CAPACITY		1	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	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	336		82.16	27,607
+	OPA	N	OPEN PORCH	132		80.77	10,662
+	BMU	N	BSMT UNFINISHED	1,316		37.61	49,490
+	BAS	L	BASE AREA	1,316	2007	221.28	291,209
+	USF	L	UPPER STORY FIN	434	2007	129.53	56,214
J	WDK	N	WOOD DECK	223		30.48	6,798
+	FIX	O	XTRA FIXTURES	5		2,506.86	12,534

TOTAL RCN	454,514	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE		2008 / 14
COND	11	11 %
FUNC	1	nitrogn septic
ECON	0	
DEPR	12	% GD 88
RCNLD		\$400,000