

Key: 7918

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.080

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
BERLER JOEL F & BARBARA BERLER PO BOX 3509 POCASSET, MA 02559-3509		38.2-47-0	3 MILL WHEEL LN		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BERLER JOEL F & WEEKS NANCY E		12/09/1999	QS	210,000	(155814)
		06/09/1995	QS	152,000	(137430)

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 %
08623	11/11/2008	4	DETACH.STRUC	33,000	10/14/2009	JB	100 100
06476	08/04/2006	3	ALT/RENO	6,500	08/17/2007	DB	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,000	11	1.00	100	1.00	100	1.00	271,055	2.18	A	1.00	R07	1.15			203,740

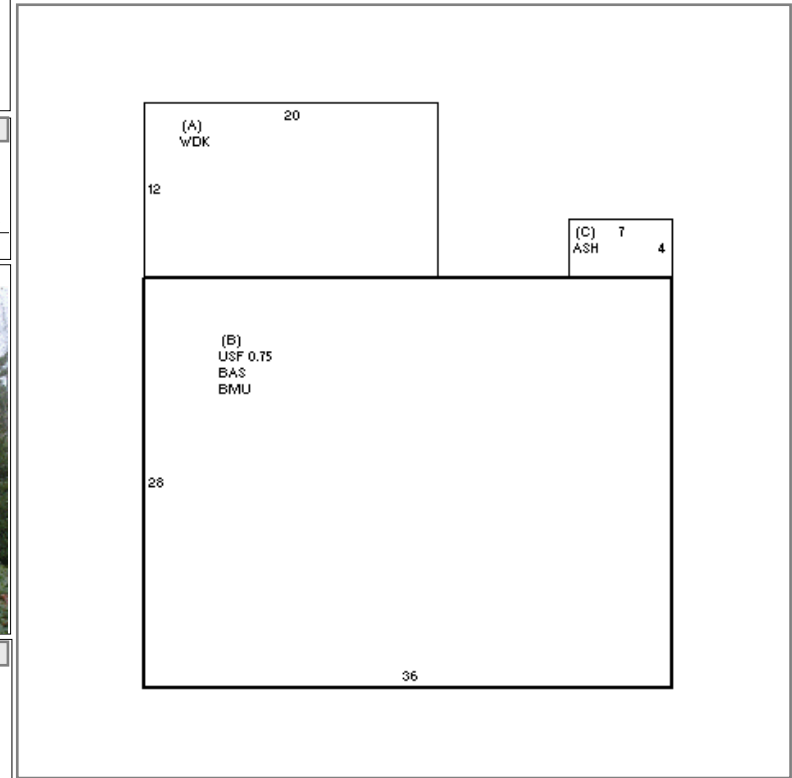
TOTAL	14,985 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	203,700	172,500			
Infl1	AVG		BUILDING	307,800	272,300			
N_Index	AVG		DETACHED	51,500	49,000			
			OTHER	0	0			
			TOTAL	563,000	493,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	
GFU	E	1.90	E 0.90 18 X 22	2009	733	78.09	51,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/12/2007	TL
MODEL	1		RESIDENTIAL	LIST	12/12/2007	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	10/14/2009	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,764	DETAIL ADJ	1.000
\$NLA(RCN)	\$224	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES	2	1.75	1.00
ROOMS	7		1.00
BEDROOMS	3		1.00
BATHROOMS	2		1.00
FIXTURES	8		1.00
GARAGE CAPACITY	2		1.00
% BSMT FINISH	0		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	240		29.30	7,032
EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,008		41.25	41,580
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,008	1985	217.15	218,890
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	756	1985	123.00	92,987
FLOOR COVER	13	HARDWOOD-W/W	1.00	C	ASH	N	ATT SHED	28		28.12	787
INT. FINISH	2	DRYWALL	1.00	BMG	O	O	BSMT GARAGE	2		8,063.20	16,126
HEATING/COOLING	11	HT WATER CL AIR	1.05	F21	O	O	FPL 2S 1OP	1		9,964.70	9,965
FUEL SOURCE	2	GAS	1.00	FIX	O	O	XTRA FIXTURES	3		2,409.07	7,227
USE	0		1.00								

TOTAL RCN	394,593
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$307,800