

Key: 8090

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.255

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HIGGINS WILLIAM & C/O HIGGINS ADAM & 34 TIDEWAY RD POCASSET, MA 02559				38.3-111-0				34 TIDE WAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HIGGINS ADAM &				01/24/2023	V	250,000	35607-335				
HIGGINS WILLIAM &				02/25/2016	F	1	29472-265				
HIGGINS WILLIAM &				12/27/1984	F	1	4365-301				

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	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,000	11	1.00	100	1.00	100	1.00	589,250	4.35	A	1.00	BA+	2.50			411,520

TOTAL	7,013 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E ALSO OWNS CONTIGUOUS PARCEL 121 WHICH IS UNBUILDABLE	LAND	411,500	320,500			
Infl1	AVG		BUILDING	153,200	135,600			
N_Index	AVG		DETACHED	22,700	21,600			
			OTHER	0	0			
			TOTAL	587,400	477,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GFU	G	1.20	G 0.80	24 X 24		576	49.32	22,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/3/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/3/2008	JH
STYLE	1	0.95	RANCH [100%]	REVIEW	9/10/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	704	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	84		72.57	6,096
\$NLA(RCN)	\$279	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	704		46.48	32,724
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	704	1925	208.29	146,639
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	EPA	N	ENCLOSED PORCH	132		83.08	10,966
				FLOOR COVER	1	HARDWOOD	1.02								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	196,425
CONDITION ELEM	CD
EXTERIOR	G
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	\$153,200

