

Key: 8327

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.484

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
POILLUCCI JOSEPH & KAREYANNE				38.3-366-0				20 WALES DR				
20 WALES DRIVE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
POCASSET, MA 02559				POILLUCCI JOSEPH & KAREYA				11/22/2019	QS	385,000	32489-253	
				SAMPSON MATTHEW D ETUX				02/24/2017	QS	372,500	30316-179	
				SULLIVAN ROBERT W ETUX				10/31/2003	H	310,000	17871-49	

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,110	11	1.00	100	1.00	100	1.00		R06	1.05	176,310

TOTAL	9,104 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	176,300	156,000			
Infl1	AVG		BUILDING	392,700	337,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	569,000	493,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10			0.00	



PHOTO	04/13/2023
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2023	SL
MODEL	1		RESIDENTIAL	LIST	4/13/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/13/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1975	SIZE ADJ	1.005
NET AREA	2,256	DETAIL ADJ	1.000
\$NLA(RCN)	\$187	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	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	WDK	N	WOOD DECK	240		27.59	6,622
B	BMU	N	BSMT UNFINISHED	1,128		38.85	43,818
B	BAS	L	BASE AREA	1,128	1975	204.50	230,678
B	USF	L	UPPER STORY FIN	1,128	1975	110.76	124,934
	F21	O	FPL 2S 1OP	1		9,384.20	9,384
	FIX	O	XTRA FIXTURES	3		2,268.73	6,806

TOTAL RCN	422,242
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	7.7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$392,700

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-23-73 17701	02/08/2023	3	ALT/RENO	9,000	04/13/2023	SL	100	100
	09/05/2017	15	INSULATE/WEA	6,000			100	100

