

Key: 8381

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.544

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
REARDON TIMOTHY E & LISA B REARDON 16 WALES DR POCASSET, MA 02559				38.4-46-0				16 WALES DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REARDON TIMOTHY E &				04/14/1994	QS	103,000	9146-265				

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	%
18488	06/11/2018	3	ALT/RENO	3,500			100	100
R13-00016	03/04/2013	15	INSULATE/WEA		12/17/2014		100	100

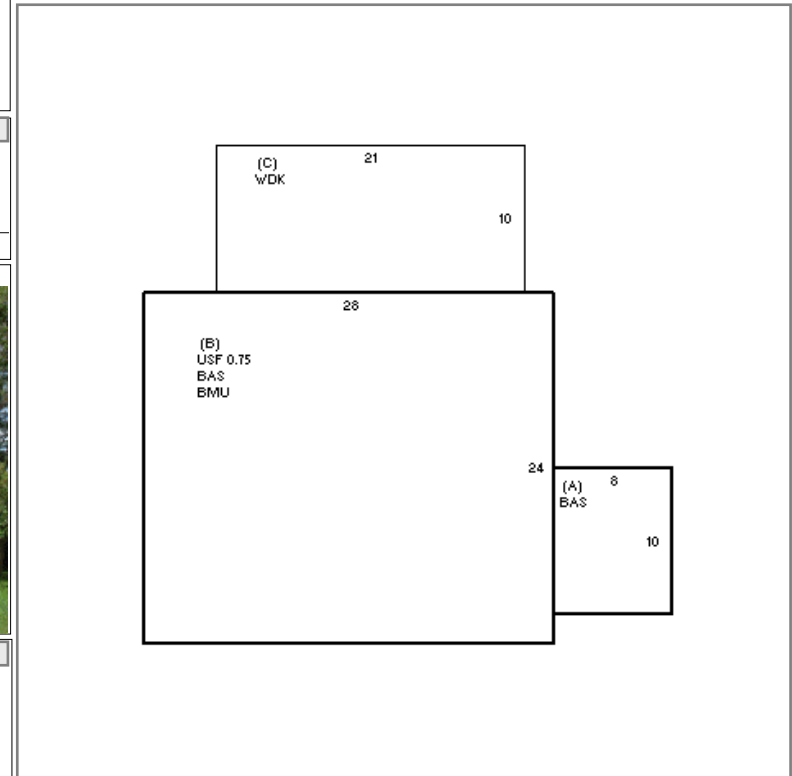
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,830	11	1.00	100	1.00	247,485	3.92	A	1.00	R06	1.05	174,210

TOTAL	7,841 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	174,200	154,200			
Infl1	AVG		BUILDING	226,200	200,200			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
			TOTAL	402,200	356,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	A 0.75	12 X 12		144	16.42	1,800



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/2/2008	MR
MODEL	1		RESIDENTIAL	LIST	9/2/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/7/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1949	SIZE ADJ	1.015
NET AREA	1,256	DETAIL ADJ	1.000
\$NLA(RCN)	\$231	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		8	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	752	1949	228.21	171,614
EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	672		50.93	34,223
ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	504	1949	121.74	61,355
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	210		28.65	6,017
FLOOR COVER	1	HARDWOOD	1.02	F21	O	FPL 2S 1OP		1		9,745.80	9,746
INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES		3		2,356.17	7,089
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	290,023
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	\$226,200