

Key: 8648

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.819

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------------|--|--------------|--|--|--|
| BIBEE MICHAEL R & DENISE A BAIRD 12 PRYER DR POCASSET, MA 02559 | | | | 39.0-196-0 | | | | 12 PRYER DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| | | | | 09/27/1999 | QS | 150,000 (154904) | | | | | |
| | | | | 10/11/1996 | QS | 123,000 (142309) | | | | | |

| 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 | % |
| 14593 | 07/23/2014 | 3 | ALT/RENO | 5,200 | | | 100 | 100 |
| 200261 | 04/28/2000 | 4 | DETACH.STRUC | 1,400 | 12/20/2000 | TL | 100 | 100 |
| | | 13 | OTHER | | | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 20,007 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 235,700 | 1.71 | A | 1.00 | R05 | 1.00 | | | 185,020 |

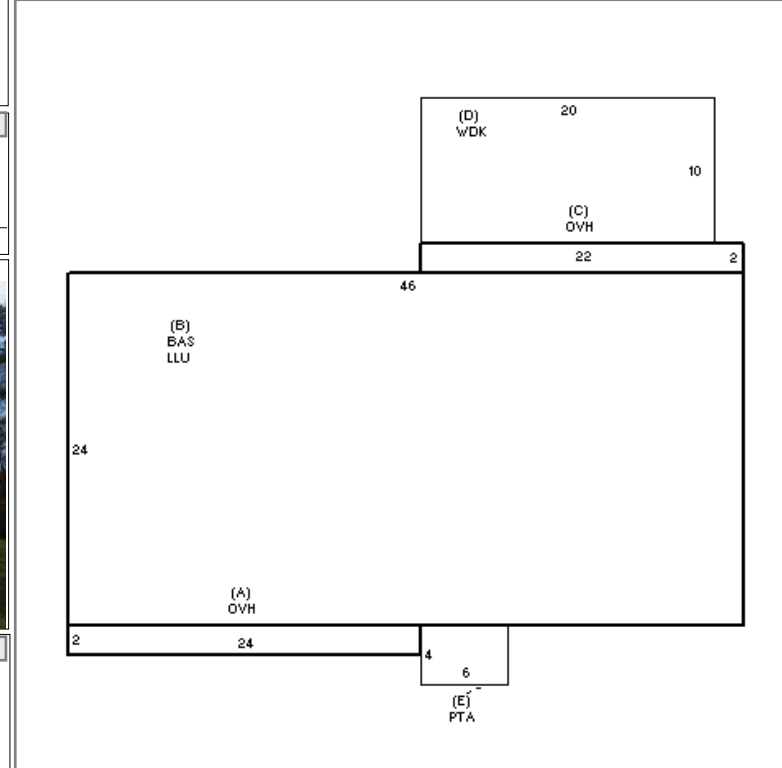
| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 19,994 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | POC | NOTE | LAND | 185,000 | 163,800 | | | |
| Infl1 | AVG | | BUILDING | 250,200 | 221,500 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | 435,200 | 385,300 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 8 X 12 | | | 0.00 | |



| BLDG COMMENTS |
|---------------|
| |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 12/20/2000 | TL |
|----------|----|------|---------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/20/2000 | TL |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] | REVIEW | 5/18/2018 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

G

| YEAR BLT | 1984 | SIZE ADJ | 1.015 |
|-----------------|-------|------------|-------|
| NET AREA | 1,196 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$255 | OVERALL | 1.060 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 7 | 1.00 | |
| GARAGE CAPACITY | 0 | 1.00 | |
| % BSMT FINISH | 50 | 1.00 | |
| # OF HALF BATHS | 1 | 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 | + | OVH | L | OVERHANG | 92 | 1984 | 194.84 | 17,926 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | LLU | N | LOWER LEVEL UNF | 1,104 | | 34.47 | 38,056 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | BAS | L | BASE AREA | 1,104 | 1984 | 206.54 | 228,016 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | D | WDK | N | WOOD DECK | 200 | | 37.63 | 7,526 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 | E | PTA | N | PATIO | 24 | | 18.15 | 436 |
| INT. FINISH | 2 | DRYWALL | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 8,626.60 | 8,627 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 | | FIX | O | XTRA FIXTURES | 2 | | 2,291.15 | 4,582 |
| FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |
| USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 305,167 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2001 / 21 |
| COND | 18 18 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 18 % GD 82 |
| RCNLD | \$250,200 |