

Key: 8655

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.826

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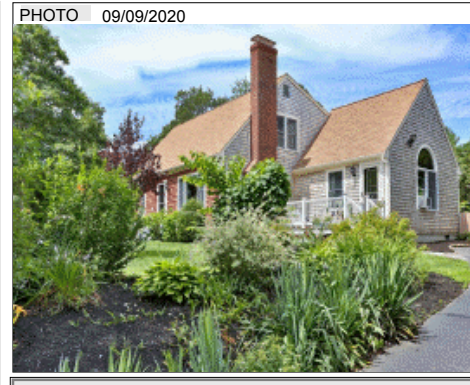
| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION    |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| HANSON GERALD T & NANCY J<br>26 PRYER DRIVE<br>POCASSET, MA 02559 |  |  |  | 39.0-203-0 |    |            |              | 26 PRYER DR |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |             |  |  |  |
| HANSON GERALD T & NANCY J   |  |  |  | 09/10/2019 | QS | 387,500    | (220484)     |             |  |  |  |
| MACUCH WILLIAM J ETUX   |  |  |  | 11/15/2013 | QS | 268,000    | (202026)     |             |  |  |  |
| CHASE DOUGLAS E &   |  |  |  | 09/28/2001 | QS | 197,000    | (162916)     |             |  |  |  |

| 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    | %   |
| 16329  | 04/28/2016 | 9             | DECK         | 1,200  |            |    |        | 0   |
| 14372  | 05/21/2014 | 4             | DETACH.STRUC | 2,500  | 02/03/2015 |    | 100    | 100 |
| 09414  | 09/02/2009 | 3             | ALT/RENO     | 3,800  | 10/09/2009 | TL | 100    | 100 |
| 04889  | 12/02/2004 | 2             | ADDITIONS    | 39,900 | 11/09/2006 | TL | 100    | 100 |
| 920518 | 10/06/1992 | 4             | DETACH.STRUC |        | 03/31/1993 | JS | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|-----|------|------|-----|------------|-----------|
| 100 | S | 20,000   | 11   | 1.00  | 100     | 1.00     | 100 | 1.00 | 1.00 | R05 | 1.00       | 185,010   |

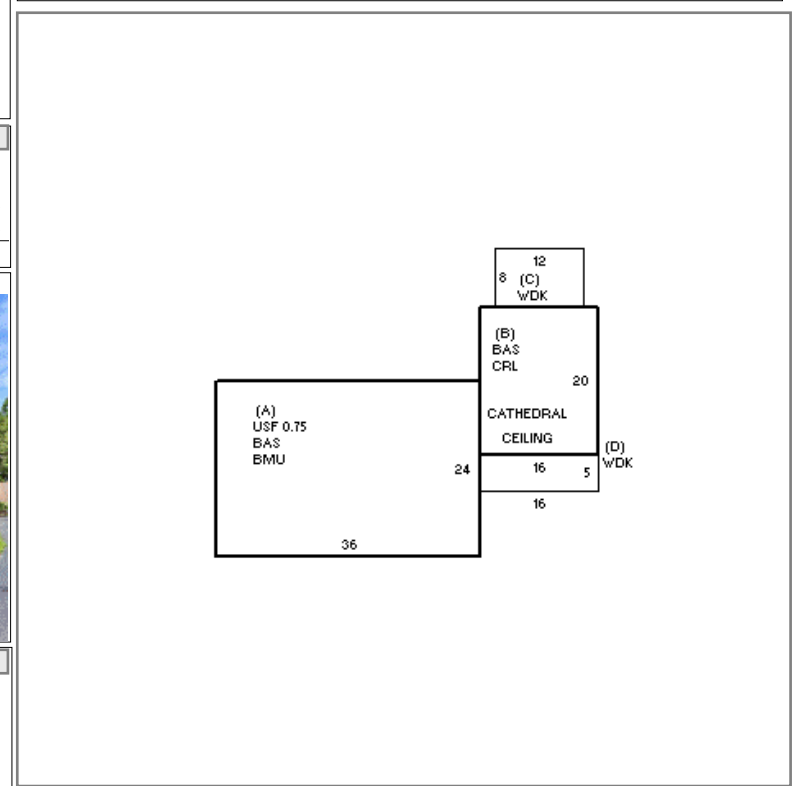
| TOTAL   | 19,994 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | POC       | NOTE   | LAND     | 185,000 | 163,700 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 346,300 | 306,400 |          |         |          |
| N_Index | AVG       |        | DETACHED | 2,800   | 2,600   |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        | TOTAL    | 534,100 | 472,700 |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |       |
|-----|------|------|----------|---------|-------|-----------|-------|-------|
| SHF | A    | 1.00 | 10 0.90  | 12 X 16 | 2013  | 192       | 15.95 | 2,800 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/9/2020 | RP  |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 9/9/2020 | EST |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  | 9/9/2020 | RP  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |          |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |          |     |

| YEAR BLT   | 1980  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|
| NET AREA   | 1,832 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A   | BMU | N             | BSMT UNFINISHED | 864   |          | 40.14     | 34,685  |
| \$NLA(RCN) | \$217 | OVERALL    | 1.090 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A   | BAS | L             | BASE AREA       | 864   | 1980     | 211.34    | 182,594 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A   | USF | L             | UPPER STORY FIN | 648   | 1980     | 119.70    | 77,568  |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B   | CRL | N             | BSMT CRAWL      | 320   |          | 37.72     | 12,069  |
|            |       |            |       | FLOOR COVER     | 3  | W/W CARPET     | 1.00 | B   | BAS | L             | BASE AREA       | 320   | 2005     | 211.34    | 67,627  |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | +   | WDK | N             | WOOD DECK       | 176   |          | 38.51     | 6,777   |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | F21 | O   | FPL 2S 1OP    | 1               |       | 9,697.80 | 9,698     |         |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 | FIX | O   | XTRA FIXTURES | 3               |       | 2,344.57 | 7,034     |         |
|            |       |            |       | USE             | 0  |                | 1.00 |     |     |               |                 |       |          |           |         |



| MEASURE | 9/9/2020 | RP  | TOTAL RCN      | 398,053    |
|---------|----------|-----|----------------|------------|
| LIST    | 9/9/2020 | EST | CONDITION ELEM | CD         |
| REVIEW  | 9/9/2020 | RP  | EXTERIOR       | G          |
|         |          |     | INTERIOR       | G          |
|         |          |     | KITCHEN        | G          |
|         |          |     | BATHS          | G          |
|         |          |     | HEAT           | A          |
|         |          |     | ELECT          | A          |
|         |          |     | EFF.YR/AGE     | 2006 / 16  |
|         |          |     | COND           | 13 13 %    |
|         |          |     | FUNC           | 0          |
|         |          |     | ECON           | 0          |
|         |          |     | DEPR           | 13 % GD 87 |
|         |          |     | RCNLD          | \$346,300  |