

Key: 8749

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.924

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
DANIELS H ALAN & BARBARA J DANIELS P O BOX 674 POCASSET, MA 02559-0674				41.0-13-0				225 SOUTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DANIELS H ALAN &				10/02/1997	O	787,500	10986-252				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
15050	01/29/2015	3	ALT/RENO		12/09/2021	TL	100 100
980117	03/16/1998	4	DETACH.STRUC	15,000	08/12/2016	TL	100 100
		2	ADDITIONS	150,000	10/12/2000	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	80,000	12	1.00	100	1.00	100	1.00	1,767,750	0.64	A	1.00	WNS	7.50		2,093,700
300	A	3,363	12	1.00	100	1.00	100	1.00	122,250	1.00	A	1.00	WNS	7.50		411,130

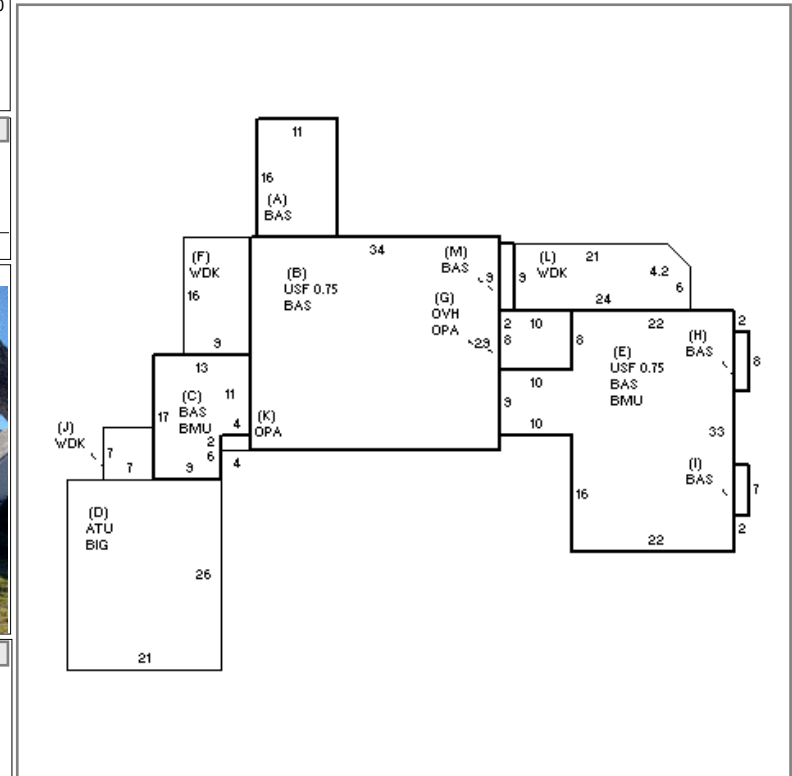
TOTAL	5.200 Acres	ZONING	2	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	N	FY12 - RMVD 200 LAND CODE	SHED 10X10 AT		LAND	2,504,800	2,216,200
Infl1	AVG	O	BLDG #1; SHED 10X10 WITH CANOPY 7X10 AND			BUILDING	746,300	660,500
N_Index	AVG	T	CANOPY 10 X 17 AT BLDG #2			DETACHED	8,600	8,100
		E				OTHER	222,600	197,000
						TOTAL	3,482,300	3,081,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90		300	18.28	4,900
OPS	A	1.00	A 0.75		170	16.80	2,100
CAN	A	1.00	A 0.75		70	4.90	300
SHF	A	1.00	A 0.75		100	16.90	1,300



BUILDING	CD	ADJ	DESC	MEASURE	2/19/2016	SW
MODEL	1		RESIDENTIAL	LIST	2/19/2016	SW
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	5/14/2018	KT
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1802	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,655	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,377	1802	230.46	317,346
\$NLA(RCN)	\$255	OVERALL	1.290	EXT COVER	1	WOOD SHINGLE	1.02	B	USF	L	UPPER STORY FIN	740	1802	139.42	103,168
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,013		48.90	49,534
				ROOF COVER	2	WOOD SHINGLES	1.02	D	BIG	N	BUILT-IN GARAGE	546		105.14	57,405
				FLOOR COVER	2	SOFTWOOD	1.02	D	ATU	N	ATTIC UNF	546		56.68	30,945
				INT. FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	612	1998	139.42	85,322
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	WDK	N	WOOD DECK	405		28.64	11,601
				FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	88		96.37	8,480
				USE	0		1.00	G	OVH	L	OVERHANG	80	1802	242.85	19,428
								+	BAS	L	BASE AREA	846	1998	230.46	194,971
								F11	O	FPL 1S 1OP	1		10,751.80	10,752	
								F23	O	FPL 2S 3OP	1		12,902.70	12,903	
								FIX	O	XTRA FIXTURES	8		2,855.74	22,846	
								HTB	O	HOT TUB	1		8,229.40	8,229	



DETACHED

BUILDING

INDIN

TOTAL RCN	932,929
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$746,300

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

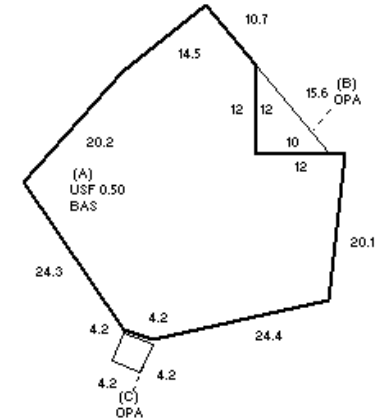
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	222,600	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/19/2016	SW
MODEL	1		RESIDENTIAL	LIST	5/14/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/14/2018	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
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G

YEAR BLT	1940	SIZE ADJ	1.010
NET AREA	1,787	DETAIL ADJ	1.000
\$NLA(RCN)	\$164	OVERALL	0.920
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,191	1940	178.38	212,445
A	USF	L	UPPER STORY FIN	596	1940	102.24	60,937
+	OPA	N	OPEN PORCH	78		66.78	5,209
	EPA	N	ENCLOSED PORCH	20		143.84	2,877
	WDK	N	WOOD DECK	80		40.89	3,271
	F21	O	FPL 2S 1OP	1		8,185.30	8,185

TOTAL RCN	292,924
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$222,600