

Key: 8948

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.149

LEGAL

LAND

DETACHED

BUILDING

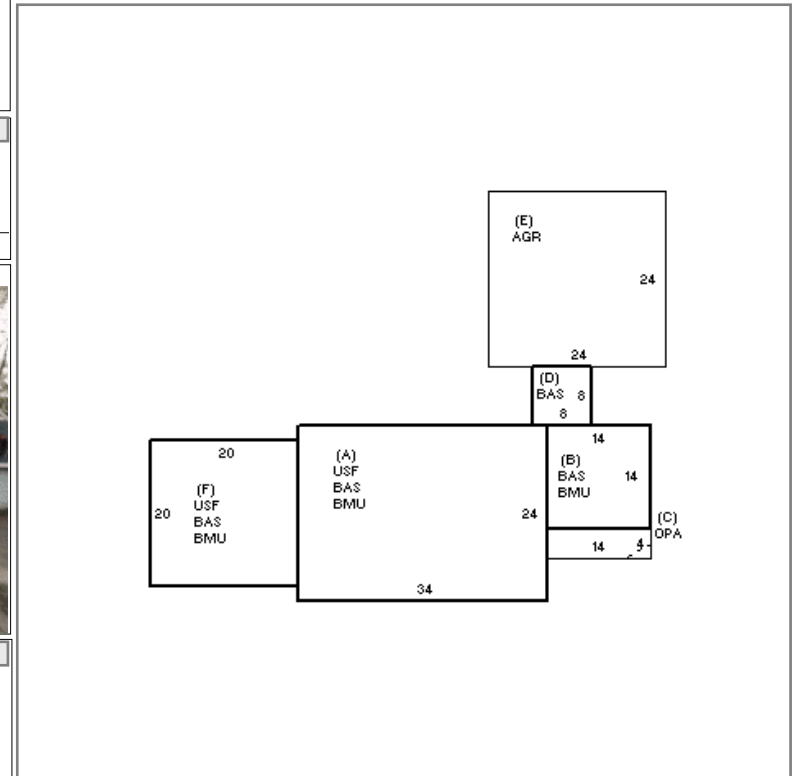
CURRENT OWNER				PARCEL ID				LOCATION			
DOWNAROWICZ DAVID F 16 MICHAEL RD POCASSET, MA 02559				43.0-17-0				16 MICHAEL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DOWNAROWICZ DAVID F				05/25/2021	H		1 34145-168				
DOWNAROWICZ DAVID F &				07/15/1988	XX		6353-54				

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	%
17954	11/27/2017	15	INSULATE/WEA	4,000			100	100
15823	09/14/2015	14	SOLAR	14,000			100	100
02298	05/16/2002	2	ADDITIONS	70,000	12/16/2002	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,200	11	1.00	100	1.00	1.00	A	1.00	R08	1.15	213,120

TOTAL	20,212 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	213,100	180,400			
Infl1	AVG		BUILDING	431,700	382,000			
N_Index	AVG		DETACHED	1,000	1,400			
			OTHER	0	0			
			TOTAL	645,800	563,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	10 X 12		120	16.42	1,000



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2020	TL
MODEL	1		RESIDENTIAL	LIST	2/6/2020	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	2,692	DETAIL ADJ	1.000
\$NLA(RCN)	\$200	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	2	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,412		33.54	47,363
A	USF	L	UPPER STORY FIN	816	1982	109.17	89,080
C	OPA	N	OPEN PORCH	56		80.48	4,507
+	BAS	L	BASE AREA	1,076	1982	192.63	207,267
E	AGR	N	ATT GARAGE	576		64.90	37,380
F	BAS	L	BASE AREA	400	2002	192.63	77,051
F	USF	L	UPPER STORY FIN	400	2002	109.17	43,666
	F11	O	FPL 1S 1OP	1		8,418.90	8,419
	F21	O	FPL 2S 1OP	1		9,249.50	9,250
	FIX	O	XTRA FIXTURES	7		2,236.06	15,652

TOTAL RCN	539,635
CONDITION ELEM	CD
EXTERIOR	A
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	\$431,700