Key: 9120 **Town of Bourne - Fiscal Year 2024** 12/18/2023 6:02 pm SEQ #: 9,328

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHELIHAN DEBRA **4 VINCENT DRIVE** **POCASSET, MA 02559**	**43.1-116-0**	**4 VINCENT DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHELIHAN DEBRA	08/23/2018	F	1	31483-173
WHELIHAN TIMOTHY J ETUX	04/30/2002	QS	215,000	15107-282
PUCKO ROBERT W TR	06/07/1999	X		12322-157

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,770	11 1.00	100 1.00	100 1.00	424,260	2.21	A 1.00	R09 1.80			318,240

TOTAL	14,767 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

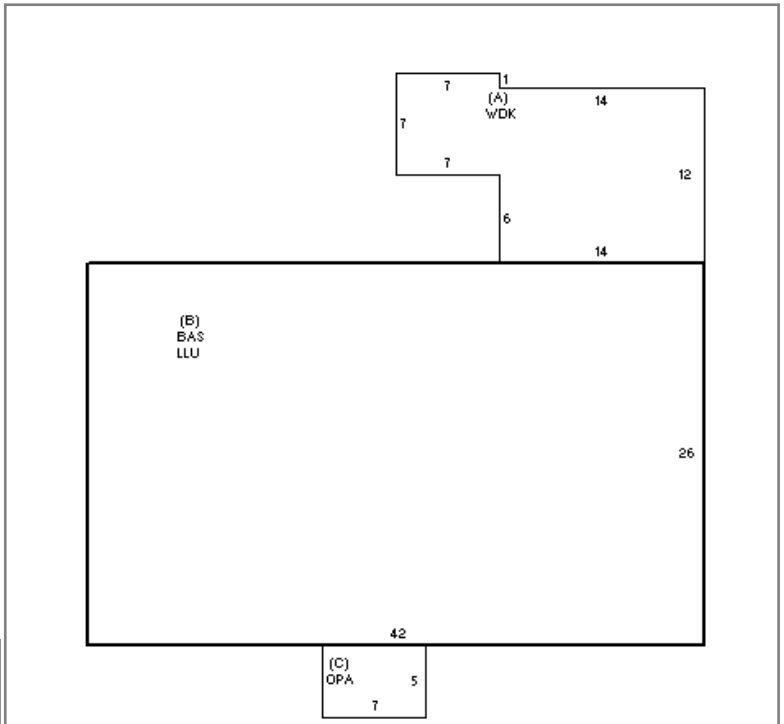
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	318,200	258,200
BUILDING	248,100	219,600
DETACHED	0	0
OTHER	0	0
TOTAL	**566,300**	**477,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/30/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/10/2005	TL
LIST	11/10/2005	TL
REVIEW	11/10/2005	TL

YEAR BLT	1969	SIZE ADJ	1.010
NET AREA	1,768	DETAIL ADJ	1.000
$NLA(RCN)	$185	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	217		27.73	6,017
B	LLU	N	LOWER LEVEL UNF	1,092		34.30	37,457
B	BAS	L	BASE AREA	1,092	1969	205.52	224,427
C	OPA	N	OPEN PORCH	35		87.24	3,053
	LLF	L	LOWER LEVEL FIN	676	1969	66.06	44,657
	F11	O	FPL 1S 1OP	1		8,584.10	8,584
	FIX	O	XTRA FIXTURES	1		2,280.40	2,280

TOTAL RCN	326,475

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	$248,100