**Key: 9195**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.403

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| VIEHL KENNETH F AND<br>ERIN B VIEHL<br>2 ISLAND DR<br>POCASSET, MA 02559-2033 | 43.1-197-0 | 2 ISLAND DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| VIEHL KENNETH F AND | 09/18/1998 | H | 125,000 | (150179) |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| EXB-21-240 | 04/02/2021 | 3 | ALT/RENO | 14,500 | 05/25/2021 | TL | 100 | 100 |
| 990752 | 12/06/1999 | 3 | ALT/RENO | 12,000 | 10/27/2000 | 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 | 33,000 | 11 1.00 | 100 1.00 | 100 1.00 | 424,260 | 1.15 | A 1.00 | R09 1.80 | | | 369,720 |

| TOTAL | 33,018 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | POC |
| Infl1 | AVG |
| N_Index | AVG |

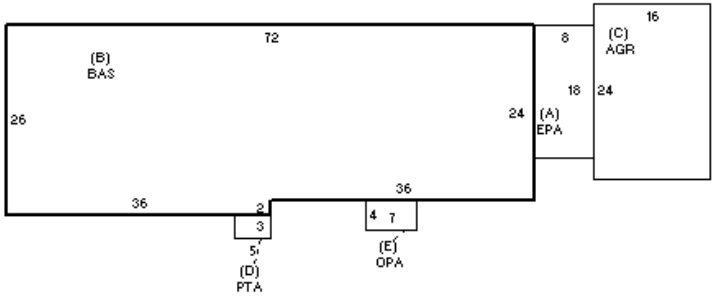
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 369,700 | 299,900 |
| BUILDING | 390,700 | 345,800 |
| DETACHED | 1,900 | 1,800 |
| OTHER | 0 | 0 |
| TOTAL | **762,300** | **647,500** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| PTD | G 1.20 | G 0.80 | 20 X 28 EST | | 560 | 4.23 | 1,900 |

PHOTO 05/25/2021




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.95 | RANCH [100%] |
| QUALITY | G | 1.10 | GOOD [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 5/25/2021 | TL |
| LIST | 5/25/2021 | EST |
| REVIEW | 5/25/2021 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1950 | SIZE ADJ | 1.010 |
| NET AREA | 1,800 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $236 | OVERALL | 1.010 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 7 | 1.00 |
| GARAGE CAPACITY | 1 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 1 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 3 | FOUN. WALL | 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 | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | EPA | N | ENCLOSED PORCH | 144 | | 92.32 | 13,294 |
| B | BAS | L | BASE AREA | 1,800 | 1950 | 198.74 | 357,738 |
| C | AGR | N | ATT GARAGE | 384 | | 78.32 | 30,075 |
| D | PTA | N | PATIO | 15 | | 18.93 | 284 |
| E | OPA | N | OPEN PORCH | 28 | | 91.41 | 2,560 |
| | CPC | O | CAPE CELLAR | 1 | | 4,237.10 | 4,237 |
| | FIX | O | XTRA FIXTURES | 2 | | 2,389.55 | 4,779 |
| | GFP | O | GAS FIREPLACE | 1 | | 7,181.50 | 7,182 |
| | MST | O | MAS/METAL STACK | 1 | | 4,478.30 | 4,478 |

| TOTAL RCN | 424,625 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |

| EFF.YR/AGE | 2011 / 11 |
|---|---|
| COND | 8 8 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 8 % GD 92 |
| RCNLD | $390,700 |