Key: 9234

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,442

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HILL ALBERT J & GIGLIOLA M HILL 1 ISLAND DR POCASSET, MA 02559	43.1-238-0	1 ISLAND DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HILL ALBERT J &	11/06/2015	F	1	N/A-N/A
HILL ALBERT J &	11/28/1989	QS	140,000	975-87

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-21-709	10/01/2021	3	ALT/RENO	6,640			100	100
01346	06/18/2001	9	DECK	2,500	03/22/2002	TL	100	100
980497	08/24/1998	2	ADDITIONS	23,500	02/16/1999	JS	100	100
900229	05/14/1990	9	DECK	6,000	11/15/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,717	11 1.00	100 1.00	100 1.00	424,260	1.89	A 1.00	R09 1.80			326,570

TOTAL	17,729 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

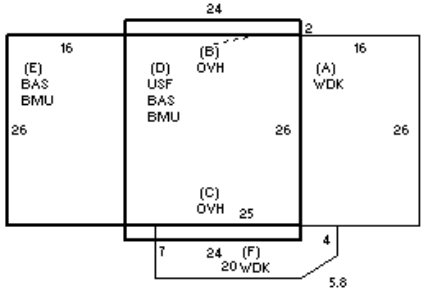
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	326,600	264,900
BUILDING	283,700	251,000
DETACHED	1,800	1,700
OTHER	0	0
TOTAL	**612,100**	**517,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12+6 X 8		144	16.42	1,800

PHOTO 03/22/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/16/2023	SL
LIST	11/16/2023	EST
REVIEW	11/16/2023	SL

YEAR BLT	1977	SIZE ADJ	1.010
NET AREA	1,760	DETAIL ADJ	1.000
$NLA(RCN)	$209	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	584		21.57	12,599
+	OVH	L	OVERHANG	96	1977	182.92	17,560
+	BMU	N	BSMT UNFINISHED	1,040		36.83	38,302
+	BAS	L	BASE AREA	1,040	1977	193.89	201,642
D	USF	L	UPPER STORY FIN	624	1977	109.82	68,529
	BMF	N	BSMT FINISH	100		59.01	5,901
	BMG	O	BSMT GARAGE	1		7,199.30	7,199
	F11	O	FPL 1S 1OP	1		8,098.20	8,098
	FIX	O	XTRA FIXTURES	4		2,150.80	8,603

TOTAL RCN	368,433

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$283,700