

Key: 9256

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.473

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LAND

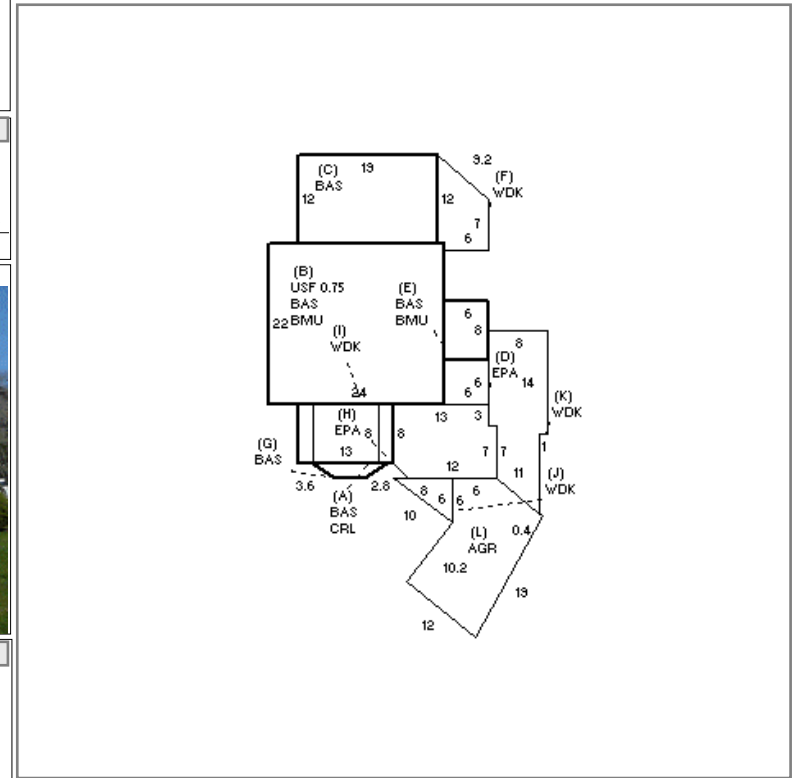
CURRENT OWNER				PARCEL ID				LOCATION				
VAN DAALEN BONNIE 1 WING RD POCASSET, MA 02559				43.2-13-0				1 WING RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
VAN DAALEN BONNIE				06/16/2021	F	1 34214-111		1 29185-90				
CIVETTI JAY P ETUX				10/06/2015	F	1 29185-90		1 29185-90				
CIVETTI JAY P				08/06/2015	QS	352,500		29060-273				
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,600	11	1.00	100	1.00	100	1.00	R08	1.15		203,010

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-23-685	10/27/2023	15	INSULATE/WEA	2,000			100	100
EXB-23-22	01/25/2023	15	INSULATE/WEA	2,000			100	100
15213	04/09/2015	2	ADDITIONS	7,000	04/09/2015	TL	100	100
09582	11/12/2009	9	DECK	5,000	04/30/2015	TL	100	100
09539	10/26/2009	3	ALT/RENO	2,000	11/10/2009	TL	100	100

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TOTAL	14,593 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	203,000	171,900
Infl1	AVG		LAND	288,800	261,800			
N_Index	AVG		DETACHED	14,200	24,200			
			OTHER	0	0			
						TOTAL	506,000	457,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 12 X 18		216	18.28	3,600
CBN	S	3.00	10 0.90 8 X 12		96	94.50	8,200
WDK	S	3.00	10 0.90 4 X 12		48	54.90	2,400



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BUILDING	CD	ADJ	DESC	MEASURE	4/13/2023	SL
MODEL	1		RESIDENTIAL	LIST	4/30/2015	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	5/2/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1924	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	352,147			
NET AREA	1,318	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CRL	N	BSMT CRAWL	104		39.43	4,101	CONDITION ELEM	CD			
\$NLA(RCN)	\$267	OVERALL	1.080	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	576		52.98	30,518	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	396	1924	126.65	50,153	INTERIOR	G			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	922	1924	228.25	210,447	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.02	+	EPA	N	ENCLOSED PORCH	171		84.94	14,525	BATHS	G			
				INT. FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	327		24.59	8,040	HEAT	A			
				HEATING/COOLING	4	STEAM	0.99	L	AGR	N	ATT GARAGE	210		80.34	16,870	ELECT	A			
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		10,139.20	10,139					
				USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,451.27	7,354					
																		EFF.YR/AGE	2001 / 21	
																		COND	18 18 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	18 % GD 82	
																		RCNLD	\$288,800	