Key: 9435

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,653

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CUDDEBACK ALEXANDER & **KRISTIN J WEISKER** **PO BOX 823** **POCASSET, MA 02559**	**43.3-150-0**	**19 PENOBSCOT AVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CUDDEBACK ALEXANDER &	11/02/2020	QS	500,000	33427-307
NICHOLS BARBARA E TR OF	01/12/2005	N		19433-148
NICHOLS BARBARA E TR OF	11/13/1992	H	150,000	10746-157

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	%
		3	ALT/RENO		03/20/2023	SL	100	100
EXB-22-622	09/20/2022	3	ALT/RENO	25,800	03/20/2023	SL	100	100
09635	12/03/2009	4	DETACH.STRUC	20,000	05/07/2018	TL	100	100
07773	12/27/2007	4	DETACH.STRUC	4,000	06/30/2008	DB	100	100
02311	05/21/2002	6	FENCE	7,000	02/26/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	11 1.00	100 1.00	100 1.00	518,540	3.13	A 1.00	BA- 2.20			372,500

TOTAL	10,019 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

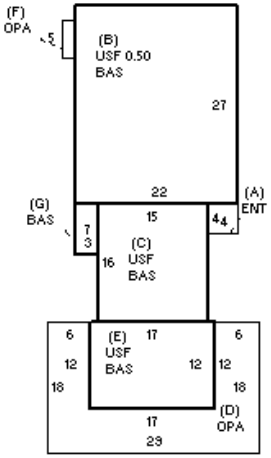
NOTE: support beam is bowing between living rm & 2nd flr sitting rm, had builder look at it- needs repair - 7/6/18

ASSESSED	CURRENT	PREVIOUS
LAND	372,500	329,700
BUILDING	269,600	239,000
DETACHED	28,200	25,300
OTHER	0	0
TOTAL	**670,300**	**594,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	E 1.90	10 0.90	18 X 19		342	78.09	24,000
SHF	G 1.20	10 0.90	10X14	2007	140	19.71	2,500
PTD	G 1.20	10 0.90	12X12		144	5.64	700
PTD	G 1.20	10 0.90	12X19		228	5.08	1,000

PHOTO 03/20/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/20/2023	SL
LIST	1/11/2020	EST
REVIEW	3/20/2023	SL

YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,800	DETAIL ADJ	1.000
$NLA(RCN)	$202	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	2	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	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	1	PLASTER	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
A	ENT	N	ENCLOSED ENTRY	16		121.09	1,938
+	BAS	L	BASE AREA	1,059	1900	203.58	215,591
+	USF	L	UPPER STORY FIN	741	1900	115.31	85,446
+	OPA	N	OPEN PORCH	328		62.41	20,472
	BMU	N	BSMT UNFINISHED	460		48.82	22,455
	F21	O	FPL 2S 1OP	1		9,341.90	9,342
	FIX	O	XTRA FIXTURES	4		2,258.33	9,033

TOTAL RCN	364,276

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

EFF.YR/AGE	1993 / 29		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD			$269,600