Key: 9469

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,687

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRATES AMANDA 44 PEQUOT AVE POCASSET, MA 02559	43.3-191-0	44 PEQUOT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRATES AMANDA	10/01/2021	U	250,000	34535-265
NEILL MELANIE A	04/12/2021	F	1	34003-165-71
BOWEN MILTON E &	05/12/2000	A		13002-216

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

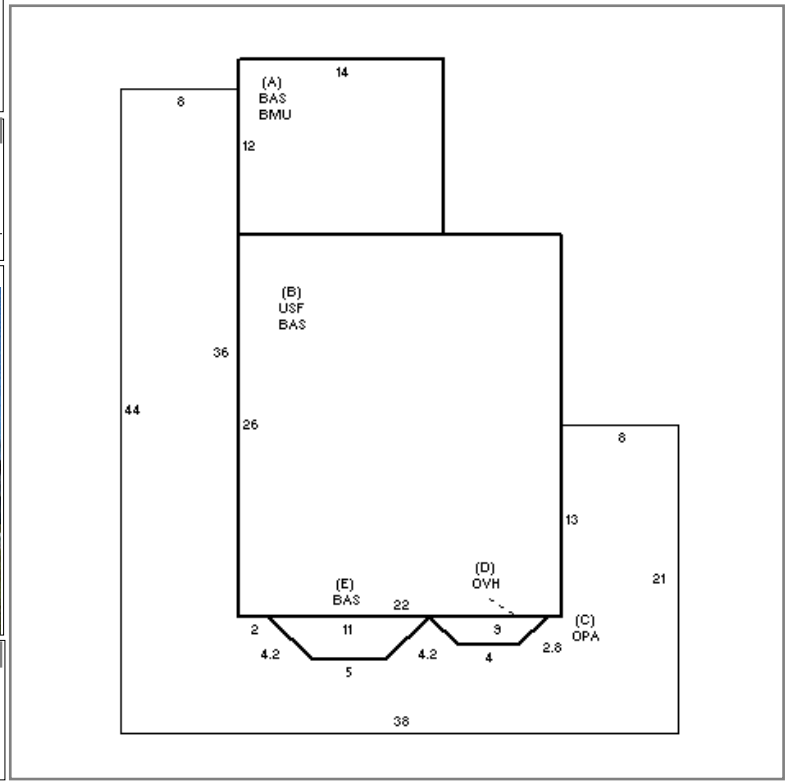
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-706	10/27/2023	15	INSULATE/WEA	4,396			100	100
		3	ALT/RENO		04/13/2023	SL	100	100
EXB-23-21	01/25/2023	15	INSULATE/WEA	11,000			100	100
B-22-172	05/27/2022	9	DECK	4,200	04/13/2023	SL	100	100
EXB-22-236	04/25/2022	15	INSULATE/WEA	14,642			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,500	11 1.00	100 1.00	100 1.00	518,540	6.60	A 1.00	HCA 2.20			353,510

TOTAL	4,487 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	353,500	312,900
BUILDING	228,000	174,300
DETACHED	0	0
OTHER	0	0
TOTAL	**581,500**	**487,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 04/13/2023

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	4/13/2023	SL
LIST	7/5/2017	EST
REVIEW	5/2/2023	TL

YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,348	DETAIL ADJ	1.000
$NLA(RCN)	$211	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	1	PIER	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	168		64.18	10,782
+	BAS	L	BASE AREA	764	1900	215.65	164,755
B	USF	L	UPPER STORY FIN	572	1900	115.03	65,800
C	OPA	N	OPEN PORCH	672		61.53	41,347
D	OVH	L	OVERHANG	12	1900	189.32	2,272

TOTAL RCN	284,954

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$228,000