Key: 9523

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,748

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WAY PHILLIP D ET UX CAROLE S WAY 1002 SHORE RD POCASSET, MA 02559	43.3-252-1	61 BELL BUOY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WAY PHILLIP D ET UX	09/30/1994	A		9387-44
WAY PETER N &		B	1	2026-53

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

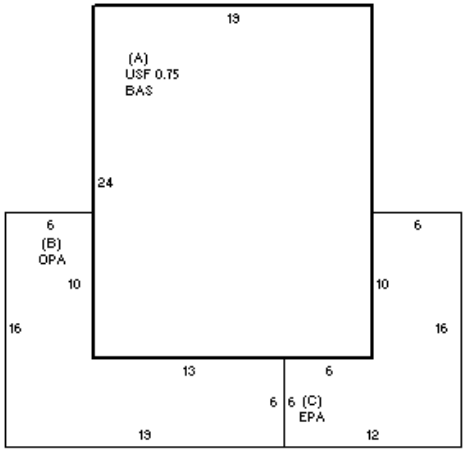
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,500	11 1.00	100 1.00	100 1.00	942,800	1.91	A 1.00	HCE 4.00			724,350

TOTAL	17,500 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	724,400	721,200
BUILDING	104,000	90,900
DETACHED	5,100	5,800
OTHER	0	0
TOTAL	**833,500**	**817,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	18X12		216	46.93	5,100

PHOTO 08/02/2023

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	8/2/2023	SL
LIST	8/2/2023	SL
REVIEW	8/2/2023	SL

YEAR BLT	1903	SIZE ADJ	1.020
NET AREA	798	DETAIL ADJ	1.000
$NLA(RCN)	$171	OVERALL	0.790

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	2	SLAB	0.95
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	456	1903	174.97	79,786
A	USF	L	UPPER STORY FIN	342	1903	88.66	30,323
B	OPA	N	OPEN PORCH	174		52.67	9,164
C	EPA	N	ENCLOSED PORCH	132		66.30	8,751
	F21	O	FPL 2S 1OP	1		7,098.30	7,098
	FIX	O	XTRA FIXTURES	1		1,716.40	1,716

TOTAL RCN	136,840

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD	$104,000		