

Key: 9634

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.860

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WAY PHILLIP D & CAROLE S WAY 1002 SHORE RD POCASSET, MA 02559				43.4-100-1				15 CEDAR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WAY PHILLIP D &				09/30/1994	B		1 9387-45				

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	%
191090	11/22/2019	15	INSULATE/WEA	2,709			100	100

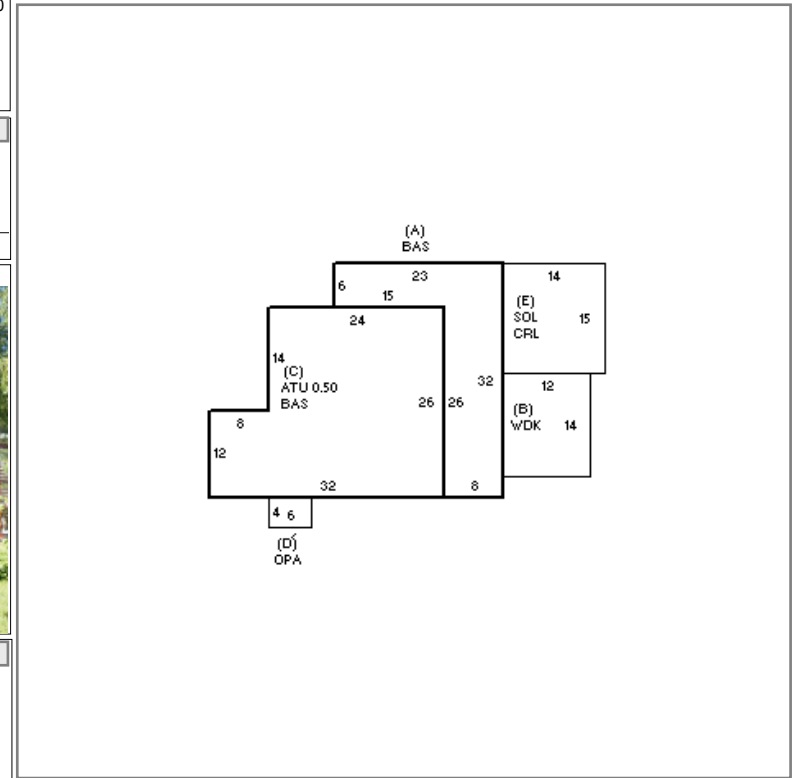
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	518,540	1.00	A	1.00	BA-	2.20		476,070
300	A	0.317	11	1.00	100	1.00	100	1.00	35,860	1.00	A	1.00	BA-	2.20		11,370

TOTAL	1.235 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E Formerly 16 Bell Buoy Road, changed to 16 Cedar Road in 2002	LAND	487,400	431,400			
Infl1	AVG		BUILDING	217,800	198,300			
N_Index	AVG		DETACHED	21,100	35,700			
			OTHER	0	0			
			TOTAL	726,300	665,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 16		128	16.42	1,100
CPD	A	1.00	50 0.50 12 X 32		384	8.16	1,600
SHF	A	1.00	50 0.50 17 X 41		697	12.38	4,300
GUL	A	1.00	50 0.50 24 X 32		768	33.80	13,000
SHF	A	1.00	50 0.50 8X16		128	16.42	1,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/23/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/23/2023	VER
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/23/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1920	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	286,592			
NET AREA	1,066	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,066	1920	202.64	216,014	CONDITION ELEM	CD			
\$NLA(RCN)	\$269	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	168		36.92	6,203	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	C	ATU	N	ATTIC UNF	360		44.62	16,062	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	24		100.37	2,409	KITCHEN	A			
				FLOOR COVER	5	VINYL	1.00	E	CRL	N	BSMT CRAWL	210		36.16	7,594	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00	E	SOL	N	SOLARIUM	210		91.03	19,117	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02	CPC	O	CAPE CELLAR	1		3,985.90	3,986	ELECT	A				
				FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1		8,463.80	8,464						
				USE	0		1.00	FIX	O	XTRA FIXTURES	3		2,248.07	6,744						
																	EFF.YR/AGE	1995 / 27		
																	COND	24 24 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	24	% GD	76
																	RCNLD	\$217,800		