

Key: 9689

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.921

LEGALS

LAND

DETACHED

BUILDING

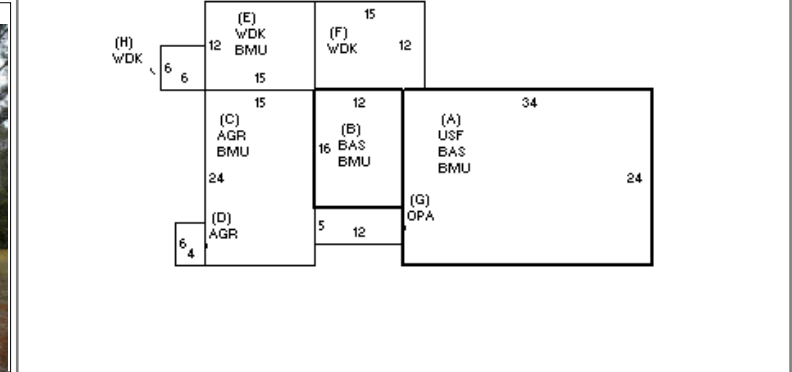
CURRENT OWNER		PARCEL ID		LOCATION	
DUDA TIMOTHY F & NANCY A DUDA 2 CHERYL LANE POCASSET, MA 02559-2201		44.0-34-1		2 CHERYL LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DUDA TIMOTHY F & NANCY A DUDA		08/24/2001	F	100	14170-132
DUDA TIMOTHY F		07/13/1999	X		12404-112
DUDA TIMOTHY F AND NANCY A DUDA		01/21/1998	A	1	11179-120

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-23-352	06/08/2023	14	SOLAR	24,491			100 100
		3	ALT/RENO		03/24/2023	SL	100 100
EXB-22-719	11/02/2022	3	ALT/RENO	9,000	03/24/2023	SL	100 100
13021	01/15/2013	9	DECK	5,000	12/17/2014		100 100
07765	12/20/2007	3	ALT/RENO		09/24/2008	DB	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,800	14	1.00	100	1.00	1.00	1.00	235,700	1.66	A	1.00	R04	1.00			186,270

TOTAL	20,822 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	186,300	164,900			
Infl1	AVG		BUILDING	343,600	291,900			
N_Index	AVG		DETACHED	0	300			
			OTHER	0	0			
TOTAL			529,900	457,100				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90			0.00	
OSH	A	1.00	10 0.90			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/24/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/24/2008	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/21/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1976	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	446,292	
NET AREA	1,824	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,548		35.17	54,443	CONDITION ELEM	CD	
\$NLA(RCN)	\$245	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,008	1976	211.34	213,026	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	816	1976	118.51	96,706	INTERIOR	A
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	AGR	N	ATT GARAGE	384		76.84	29,506	KITCHEN	A		
ROOMS	8	1.00	FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	396		23.52	9,313	BATHS	A		
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	G	OPA	N	OPEN PORCH	60		84.37	5,062	HEAT	A		
BATHROOMS	2	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05	BMF	N	BSMT FINISH	144		64.33	9,263	ELECT	A			
FIXTURES	8	1.00	FUEL SOURCE	2	GAS	1.00	BMG	O	BSMT GARAGE	1		7,847.20	7,847					
GARAGE CAPACITY	2	1.00	USE	0		1.00	F21	O	FPL 2S 1OP	1		9,697.80	9,698					
% BSMT FINISH	10	1.00					FIX	O	XTRA FIXTURES	3		2,344.57	7,034					
# OF HALF BATHS	0	1.00					MST	O	MAS/METAL STACK	1		4,393.70	4,394					
# OF UNITS	1	1.00																
																EFF.YR/AGE	1996 / 26	
																COND	23 23 %	
																FUNC	0	
																ECON	0	
																DEPR	23 % GD 77	
																RCNLD	\$343,600	