

Key: 9766

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.000

LEGAL

LAND

DETACHED

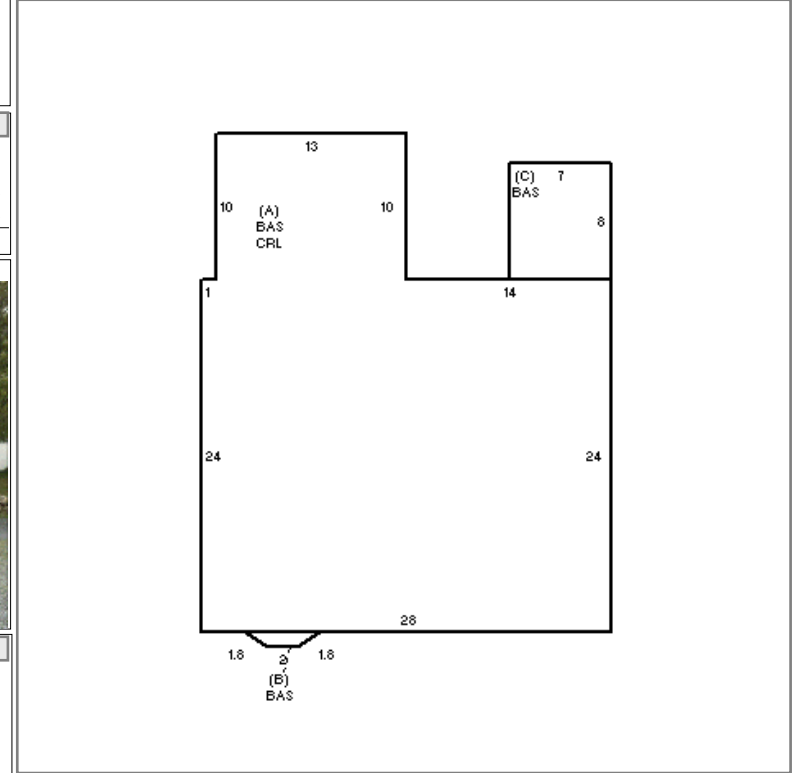
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MAGGIACOMO LAUREN 112 WILLIAMS AVE POCASSET, MA 02559				44.1-64-0				112 WILLIAMS AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MAGGIACOMO LAUREN				06/24/2016	QS	230,000	29752-171					
GOULD PAMELA A				11/02/2007	QS	262,336	22451-77					
NORTH ROBERT &				09/30/2004	QS	271,000	19090-194					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,030	11	1.00	100	318,195	1.96	A	1.00	PGD	1.35	243,460

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	%
17873	10/23/2017	2	ADDITIONS	4,600	05/23/2018	TL	100	100
16830	09/26/2016	15	INSULATE/WEA				100	100
03835	11/17/2003	4	DETACH.STRUC	2,000	06/21/2004	JS	100	100
950256	06/01/1995	3	ALT/RENO	31,960	07/16/1996	JC	100	100

TOTAL	17,032 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	VIEWS OF LILY POND & FLAX POND-DIRECTLY ACROSS FROM BEACH			LAND	243,500	199,500
Infl1	AVG		BUILDING	151,100	133,700			
N_Index	AVG		DETACHED	1,700	1,600			
			OTHER	0	0			
						TOTAL	396,300	334,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 14	2003	112	16.42	1,700



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/23/2018	TL
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	862	DETAIL ADJ	1.000
\$NLA(RCN)	\$222	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	802		20.55	16,481
+	BAS	L	BASE AREA	806	1950	200.25	161,399
C	BAS	L	BASE AREA	56	2017	200.25	11,214
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151

TOTAL RCN	191,245
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE 1998 / 24	
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$151,100