

Key: 9767

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.001

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WALKER SAMUEL 116 WILLIAMS AVE POCASSET, MA 02559				44.1-65-0				116 WILLIAMS AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALKER SAMUEL				11/16/2021	QS	431,000	34667-318				
PETERSON JAMES D				07/28/2017	O	207,000	30657-64				
LEIGHTON DAVID				02/29/2016	QS	190,000	29481-110				

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	%
17611	08/03/2017	3	ALT/RENO	12,800			100	100
NP		3	ALT/RENO				100	100

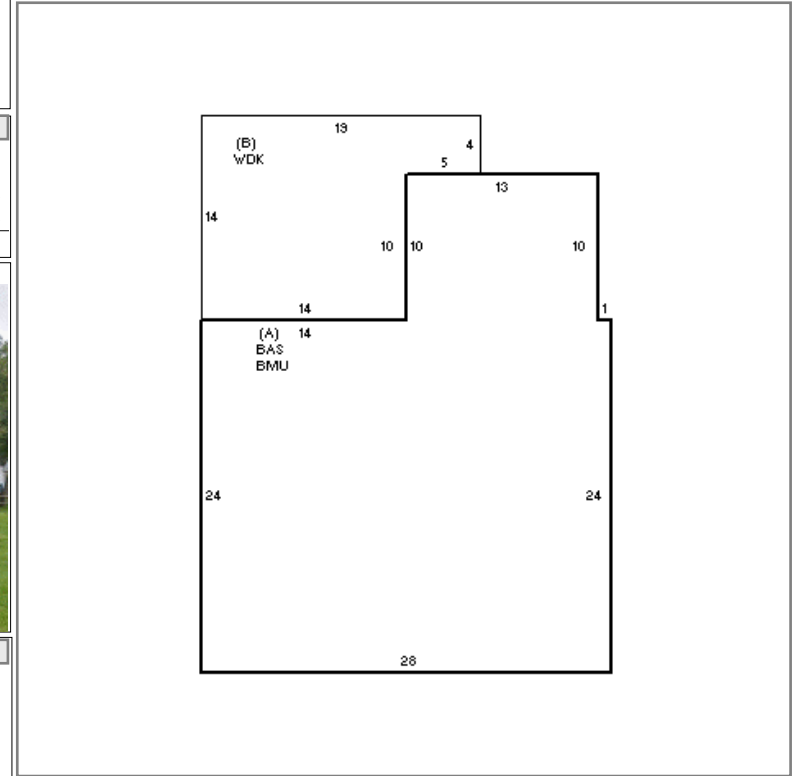
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,154	11	1.00	100	1.00	100	1.00	318,195	3.77	A	1.00	PGD	1.35			224,670

TOTAL	8,146 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	224,700	184,100			
Infl1	AVG		BUILDING	205,700	182,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		430,400	366,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/15/2022	RP
MODEL	1		RESIDENTIAL	LIST	3/15/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/15/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	802	DETAIL ADJ	1.000
\$NLA(RCN)	\$257	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	802		38.27	30,695
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	802	1950	208.14	166,925
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	216		27.18	5,871
ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	1		2,235.60	2,236
FLOOR COVER	3	W/W CARPET	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	9	WARM-COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	205,727
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$205,700