

Key: 9771

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.005

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ERDNER DEANA & JAMES MCCLELLAND 132 WILLIAMS AVE POCASSET, MA 02559				44.1-69-0				132 WILLIAMS AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ERDNER DEANA & HELLER JAMES ETUX				11/02/2022	QS	440,000	35462-146				
BURKHOLDER MARGARET M				11/07/2016	QS	160,000	30069-114				
				07/26/2016	F	100	29821-25				

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-21-40	01/20/2021	3	ALT/RENO	46,000	06/02/2022	SL	100 100
B-20-290	11/20/2020	3	ALT/RENO	41,000	06/02/2022	SL	100 100
18474	06/07/2018	3	ALT/RENO		06/02/2022	SL	100 100
161011	11/16/2016	3	ALT/RENO		06/02/2022	SL	100 100


LAND

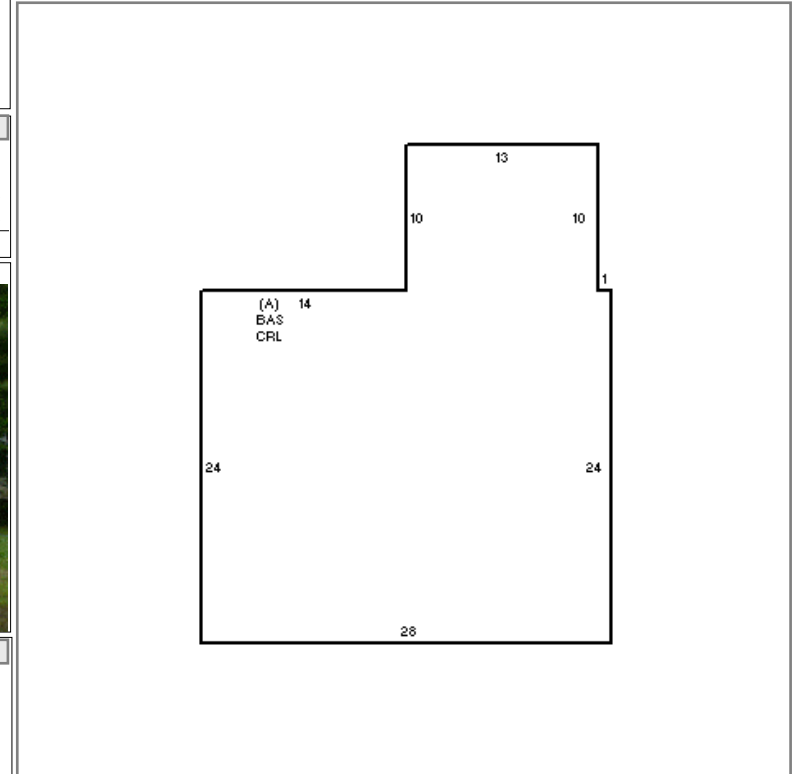
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	8,000	11	1.00	100	1.00	100	1.00	318,195	3.84	A	1.00	PGD	1.35		224,340

DETACHED

TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	224,300	183,800			
Infl1	AVG		BUILDING	173,500	153,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	397,800	337,300			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/02/2022
									



BUILDING	CD	ADJ	DESC	MEASURE	6/2/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/2/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/7/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	173,502		
NET AREA	802	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	CRL	N	BSMT CRAWL	802	1950	20.13	16,148	CONDITION ELEM	CD		
\$NLA(RCN)	\$216	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	802		196.20	157,354	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00									INTERIOR	V		
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	V		
				INT. FINISH	2	DRYWALL	1.00									HEAT	U		
				HEATING/COOLING	9	WARM-COOL AIR	1.03									ELECT	U		
				FUEL SOURCE	1	OIL	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	2021 / 1
																		COND	1 1 %
																		FUNC	0
																		ECON	0
																		DEPR	0 % GD 100
																		RCNLD	\$173,500

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