

Key: 9810

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.043

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID                                    |  |  |  | LOCATION         |    |            |              |  |
|--|--|--|--|--|--|--|--|------------------|----|------------|--------------|--|
| BAGDONAS PHYLLIS L &<br>RICHARD BAGDONAS<br>166 WILLIAMS AVE<br>POCASSET, MA 02559 |  |  |  | 44.1-115-0                                   |  |  |  | 166 WILLIAMS AVE |    |            |              |  |
|  |  |  |  | TRANSFER HISTORY                             |  |  |  | DOS              | T  | SALE PRICE | BK-PG (Cert) |  |
|  |  |  |  | BAGDONAS PHYLLIS L &<br>BERESTECKY SUZANNE D |  |  |  | 12/02/2022       | QS | 462,000    | 35520-62     |  |
|  |  |  |  | ROONEY RICHARD J &                           |  |  |  | 11/21/2016       | QS | 275,000    | 30102-126    |  |
|  |  |  |  |  |  |  |  | 01/31/2014       | F  | 100        | 27964-324    |  |

| 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-23-190 | 04/26/2023 | 6             | FENCE        | 3,000  |            |    | 100    | 100 |
| 17147      | 03/03/2017 | 15            | INSULATE/WEA | 4,800  |            |    | 100    | 100 |
| 16571      | 07/06/2016 | 3             | ALT/RENO     | 2,000  |            |    | 100    | 100 |
| 200531     | 08/28/2000 | 2             | ADDITIONS    | 25,100 | 01/20/2002 | TL | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 9,508    | 11   | 1.00  | 100     | 1.00     | 100 | 1.00 | 282,840 | 3.28 | A          | 1.00      | PAV | 1.20 |  |  | 202,260 |

DETACHED

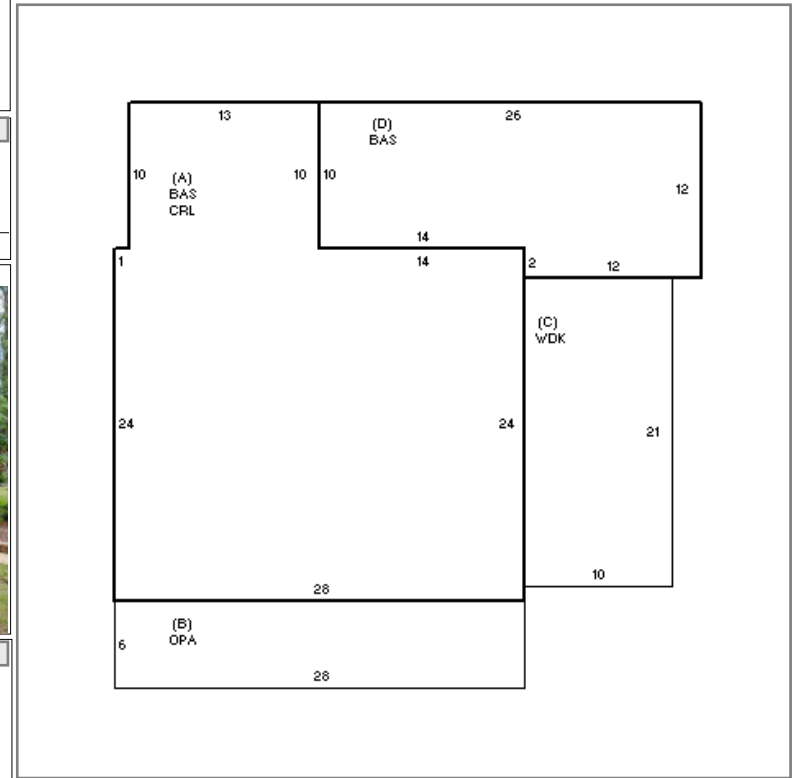
| TOTAL   | 9,496 SF |  | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | POC      |  | NOTE   |          |         |         | LAND     | 202,300 | 179,000  |
| Infl1   | AVG      |  |        | BUILDING | 234,200 | 207,300 |          |         |          |
| N_Index | AVG      |  |        | DETACHED | 1,000   | 1,400   |          |         |          |
|         |          |  |        |          |         | OTHER   | 0        | 0       |          |
|         |          |  |        |          |         | TOTAL   | 437,500  | 387,700 |          |

BUILDING

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |       |
|-----|------|------|----------|---------|-------|-----------|-------|-------|
| SHF | A    | 1.00 | 50 0.50  | 10 X 12 |       | 120       | 16.42 | 1,000 |



| BLDG COMMENTS |
|---------------|
|               |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/1/2020 | TL  |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 9/1/2020 | EST |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 9/1/2020 | TL  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |          |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |          |     |

| YEAR BLT   | 1950  | SIZE ADJ   | 1.015 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|---------------|-------|------|-----------|---------|
| NET AREA   | 1,086 | DETAIL ADJ | 1.000 | FOUNDATION      | 3  | FOUN. WALL     | 1.00 | A | CRL | N | BSMT CRAWL    | 802   |      | 21.07     | 16,897  |
| \$NLA(RCN) | \$240 | OVERALL    | 1.020 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A | BAS | L | BASE AREA     | 802   | 1950 | 198.74    | 159,392 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | OPA | N | OPEN PORCH    | 168   |      | 67.66     | 11,368  |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | C | WDK | N | WOOD DECK     | 210   |      | 26.81     | 5,631   |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | D | BAS | L | BASE AREA     | 284   | 2000 | 198.74    | 56,443  |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |   | CPC | O | CAPE CELLAR   | 1     |      | 3,909.30  | 3,909   |
|            |       |            |       | HEATING/COOLING | 9  | WARM-COOL AIR  | 1.03 |   | GFP | O | GAS FIREPLACE | 1     |      | 6,625.90  | 6,626   |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |               |       |      |           |         |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |               |       |      |           |         |

| TOTAL RCN      | 260,265   |         |
|----------------|-----------|---------|
| CONDITION ELEM | CD        |         |
| EXTERIOR       | A         |         |
| INTERIOR       | G         |         |
| KITCHEN        | G         |         |
| BATHS          | A         |         |
| HEAT           | U         |         |
| ELECT          | U         |         |
| EFF.YR/AGE     | 2009 / 13 |         |
| COND           | 10        | 10 %    |
| FUNC           | 0         |         |
| ECON           | 0         |         |
| DEPR           | 10        | % GD 90 |
| RCNLD          | \$234,200 |         |