

Key: 9814

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.047

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
KRUEGER STEVEN 161 WILLIAMS AVE POCASSET, MA 02559		44.1-119-0	161 WILLIAMS AVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KRUEGER STEVEN		04/22/2022	QS	415,000	35066-267
COPPENRATH BRIAN J		09/25/2018	QS	255,000	31553-148
HALEY ROBERT F		11/08/2013	QS	190,000	27812-220

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	%
15140	03/20/2015	15	INSULATE/WEA	2,100	04/22/2015		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,400	11	1.00	100	1.00	100	1.00	282,840	3.67	A	1.00	PAV	1.20			200,160

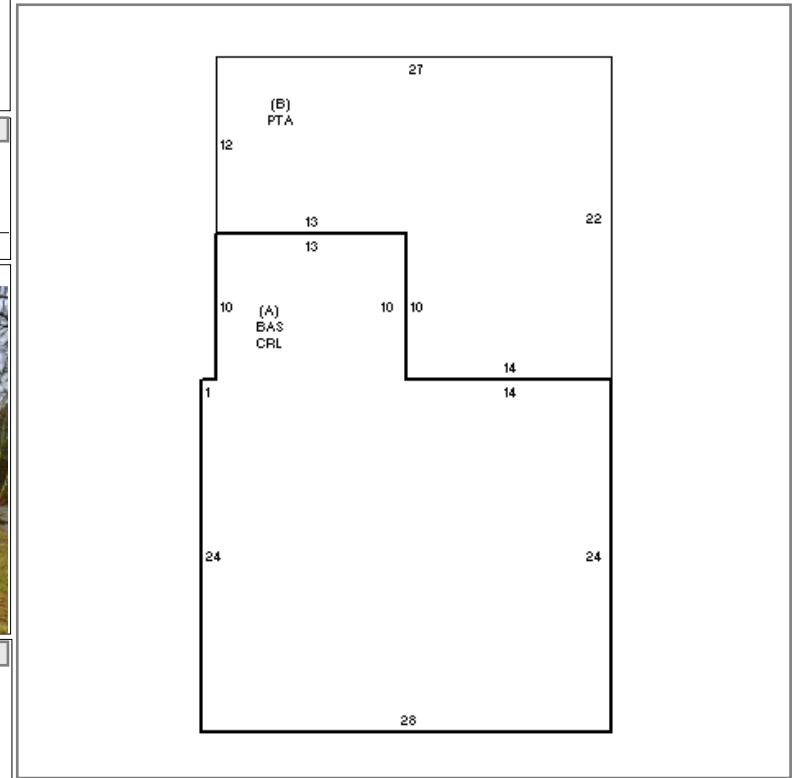
TOTAL	8,407 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	200,200	177,200			
Infl1	AVG		BUILDING	140,800	121,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	341,000	298,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 8	2005		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/14/2021	TL
MODEL	1		RESIDENTIAL	LIST	5/14/2021	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	5/26/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	802	DETAIL ADJ	1.000
\$NLA(RCN)	\$220	OVERALL	0.950
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	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	802		19.72	15,815
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	802	1950	192.16	154,110
ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	464		13.18	6,113
ROOF COVER	1	ASPH/COMP SHIN	1.00								
FLOOR COVER	13	HARDWOOD-W/W	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	176.038	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	G	
KITCHEN	A	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$140,800	