

Key: 9815

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.048

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CABRAL RACHEAL 157 WILLIAMS AVE POCASSET, MA 02559				44.1-120-0				157 WILLIAMS AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CABRAL RACHEAL				06/30/2022	QS	340,000	35221-321				
PONTIFF LEONARD				04/03/2008	F	1	22806-247				
PONTIFF LEONARD & SHEILA				07/27/2004	E	100	18866-196				

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-23-54	02/13/2023	3	ALT/RENO		05/30/2023	SL	100	100
E-22-560	09/02/2022	3	ALT/RENO	6,586	03/27/2023	TL	100	100
PL-22-253	08/24/2022	3	ALT/RENO	100	03/27/2023	TL	100	100
B-22-250	08/18/2022	3	ALT/RENO	2,000	03/27/2023	TL	100	100

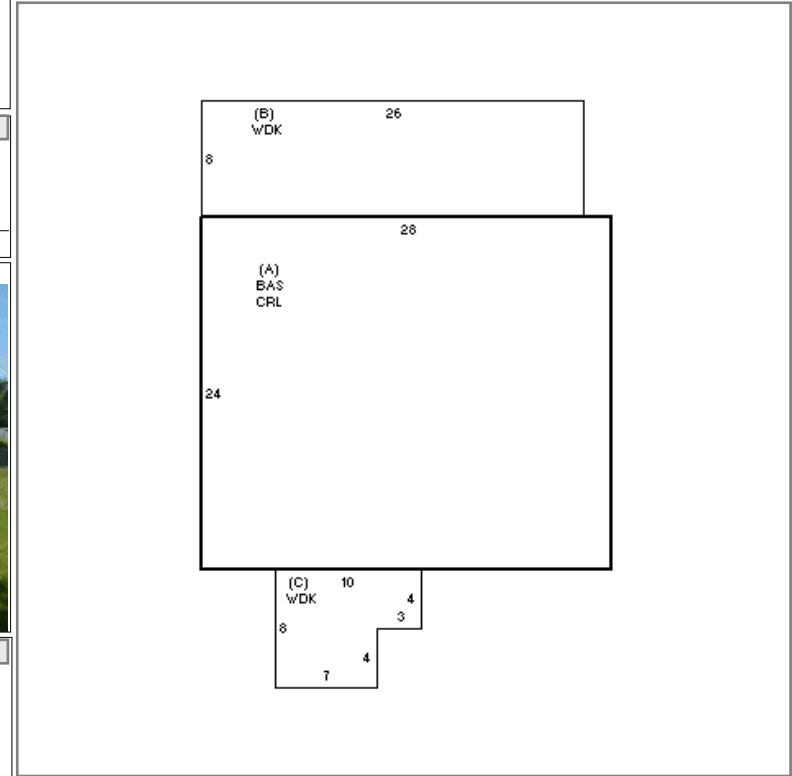
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,000	11	1.00	100	1.00	100	1.00	282,840	3.84	A	1.00	PAV	1.20			199,410

TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	199,400	176,500			
Infl1	AVG		BUILDING	146,300	103,700			
N_Index	AVG		DETACHED	0	1,500			
			OTHER	0	0			
TOTAL			345,700	281,700				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/30/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/22/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/30/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1949	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	672	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	672		26.20	17,608
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	672	1949	210.40	141,387
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	276		26.42	7,291
				ROOF COVER	1	ASPH/COMP SHIN	1.00								
				FLOOR COVER	2	SOFTWOOD	1.02								
				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	166,287	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			G
BATHS			G
HEAT			U
ELECT			U
EFF.YR/AGE	2007 / 15		
COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88
RCNLD			\$146,300