

Key: 9816

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.049

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DANIELS TYLER 153 WILLIAMS AVE POCASSET, MA 02559				44.1-121-0				153 WILLIAMS AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DANIELS TYLER				04/03/2020	QS	292,000	32808-188				
DRAKE HOLDINGS, LLC				08/07/2019	F	100	32209-252				
CARVILL CHRISTIAN				08/07/2019	L	157,000	32209-247				

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	%
19768		3	ALT/RENO		05/20/2021	RP	100	100
16149	08/20/2019	3	ALT/RENO	49,000	06/18/2020	TL	100	100
	03/02/2016	3	ALT/RENO	6,156			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	318,195	3.84	A	1.00	PGD	1.35			224,340

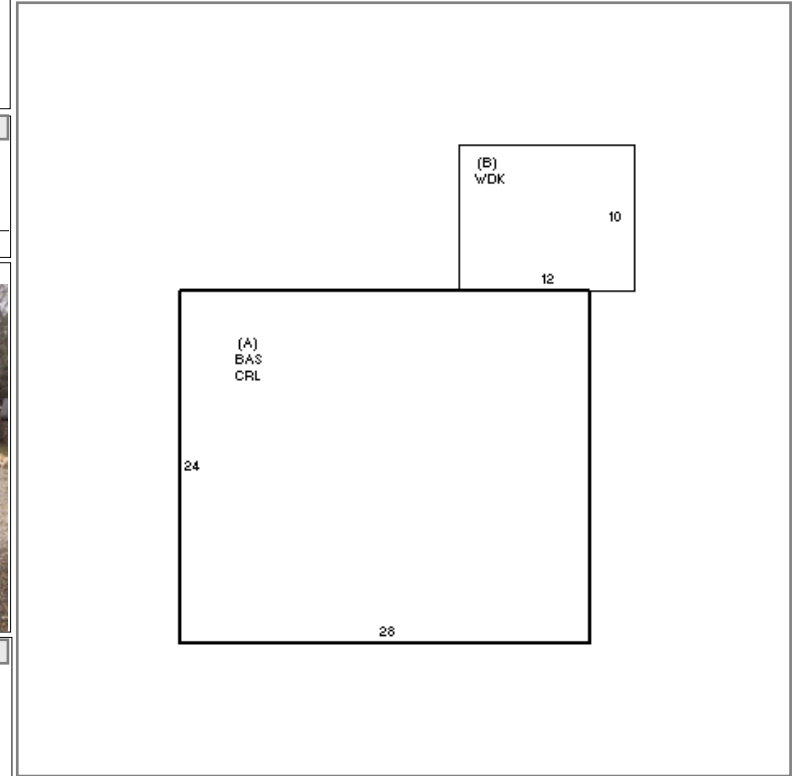
TOTAL	8,015 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		NOTE				LAND	224,300	183,800
Infl1	AVG			LAND BUILDING	162,900	144,100			
N_Index	AVG			DETACHED	1,200	1,200			
				OTHER	0	0			
						TOTAL	388,400	329,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	L	0.90	A 0.75	8X14		112	14.78	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/20/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/20/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/20/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	672	DETAIL ADJ	1.000
\$NLA(RCN)	\$242	OVERALL	0.970

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	672		25.42	17,080
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	672	1950	204.09	137,146
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	120		39.10	4,692
ROOF COVER	1	ASPH/COMP SHIN	1.00		MST	O	MAS/METAL STACK	1		3,948.70	3,949
FLOOR COVER	1	HARDWOOD	1.02								
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	162,866
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	\$162,900