Key: 9821

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,054

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'BRIEN JOSEPH P JR 133 WILLIAMS AVE POCASSET, MA 02559	44.1-126-0	133 WILLIAMS AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'BRIEN JOSEPH P JR	03/04/2008	F	1	22722-245
O'BRIEN JOSEPH P &	04/26/1988	QS	110,000	6229-250

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	%
B-22-353	12/06/2022	3	ALT/RENO	5,000	03/21/2023	TL	100	100
EXB-20-96	07/01/2020	15	INSULATE/WEA	3,573			100	100
H488	06/03/2020	3	ALT/RENO		06/29/2022	SL	100	100
18787	09/13/2018	3	ALT/RENO	25,000	04/12/2021	TL	100	100
09614	11/18/2009	2	ADDITIONS		01/06/2016	SW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,750	11 1.00	100 1.00	100 1.00	318,195	3.53	A 1.00	PGD 1.35			225,930

TOTAL	8,756 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

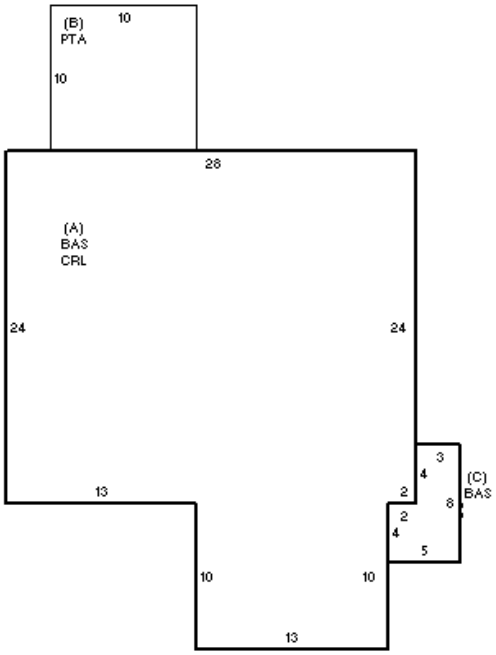
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	225,900	185,100
BUILDING	174,200	149,000
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**401,200**	**335,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L 0.90	P 0.40	12 X 16		192	14.35	1,100

PHOTO 06/29/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/29/2022	SL
LIST	6/29/2022	EST
REVIEW	3/21/2023	TL

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	834	DETAIL ADJ	1.000
$NLA(RCN)	$230	OVERALL	0.990

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
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	802		20.55	16,481
A	BAS	L	BASE AREA	802	1950	200.25	160,599
B	PTA	N	PATIO	100		14.69	1,469
C	BAS	L	BASE AREA	32	2010	200.26	6,408
	GFP	O	GAS FIREPLACE	1		6,462.70	6,463

TOTAL RCN 191,420

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE 2010 / 12

COND	9 9 %		
FUNC	0		
ECON	0		
DEPR	9	% GD	91

RCNLD $174,200