Key: 9838

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,071

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FULLER JOHN R & MAUREEN E TRS FULLER FAMILY INVESTMT TRUST PO BOX 1164 POCASSET, MA 02559	44.1-147-0	48 RICE AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FULLER JOHN R & MAUREEN E	12/17/2018	F	100	31734-23
FULLER JOHN R &		XX		03395-0122

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	%
16764	09/06/2016	15	INSULATE/WEA	3,148			100	100
920434	08/10/1992	2	ADDITIONS	12,000	04/20/1993	JS	100	100

LAND

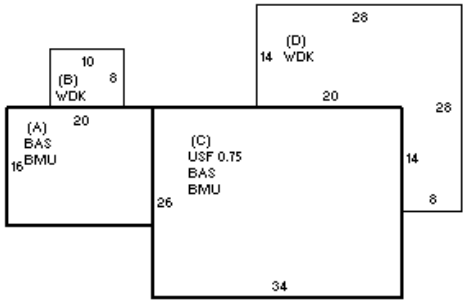
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,100	11 1.00	100 1.00	100 1.00	282,840	1.27	A 1.00	PAV 1.20			239,150

TOTAL	29,098 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	239,200	211,700
BUILDING	308,900	273,400
DETACHED	0	0
OTHER	0	0
TOTAL	**548,100**	**485,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 10			0.00	

PHOTO 07/31/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/31/2019	RP
LIST	7/31/2019	EST
REVIEW		

YEAR BLT	1982	SIZE ADJ	1.010
NET AREA	1,867	DETAIL ADJ	1.000
$NLA(RCN)	$212	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	4	FLR/WALL(FULL)	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,204		35.17	42,345
A	BAS	L	BASE AREA	320	1992	206.95	66,224
+	WDK	N	WOOD DECK	584		23.51	13,733
C	BAS	L	BASE AREA	884	1982	206.95	182,943
C	USF	L	UPPER STORY FIN	663	1982	119.70	79,364
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034
	MST	O	MAS/METAL STACK	1		4,393.70	4,394

TOTAL RCN	396,036

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$308,900