Key: 9844

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,077

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FREEMAN E MICHAEL & MICHELLE MCCAFFERTY 92 WILLIAMS AVENUE POCASSET, MA 02559-2282	44.2-3-0	92 WILLIAMS AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FREEMAN E MICHAEL &	07/31/2002	QS	225,000	15422-290
OLSON CANDACE	10/11/2001	QS	162,500	14320-215
HANSEN SVEND E &		XX		05381-00337

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

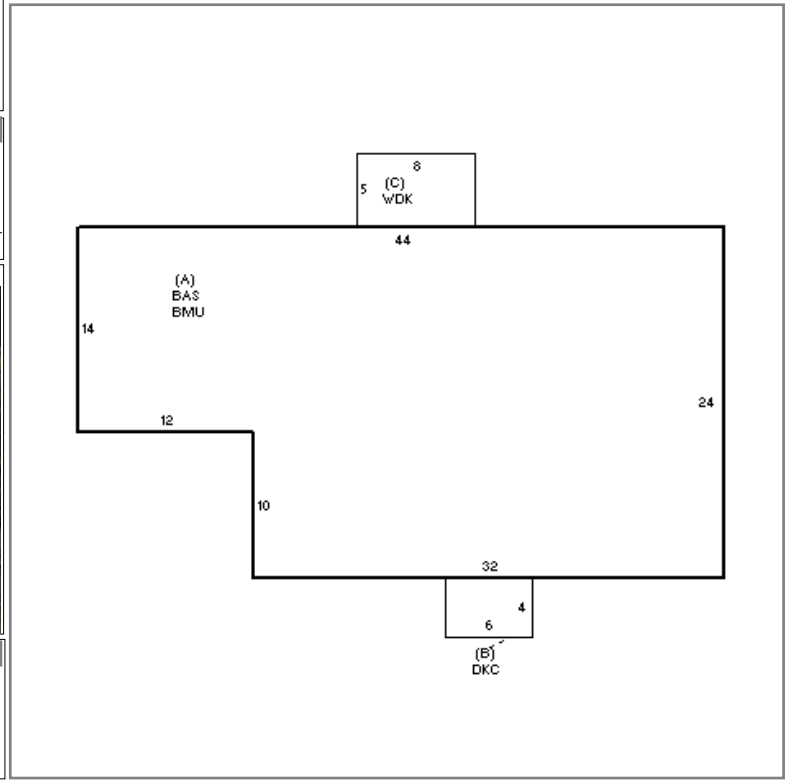
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19713	08/05/2019	3	ALT/RENO	26,000	10/09/2019	TL	100	100
02111	03/06/2002	3	ALT/RENO	2,000	02/26/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	11 1.00	100 1.00	100 1.00	294,625	2.99	A 1.00	PVG 1.25			212,630

TOTAL	10,498 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	ON THE LAKE		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	212,600	188,200
BUILDING	185,300	164,000
DETACHED	0	0
OTHER	0	0
TOTAL	397,900	352,200



DETACHED

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

PHOTO 10/09/2019

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	10/9/2019	TL
LIST	10/4/2019	REF
REVIEW	10/9/2019	TL

YEAR BLT	1970	SIZE ADJ	1.020
NET AREA	936	DETAIL ADJ	1.000
$NLA(RCN)	$241	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	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	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	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	BMU	N	BSMT UNFINISHED	936		36.82	34,466
A	BAS	L	BASE AREA	936	1970	200.25	187,432
B	DKC	N	DECK-COMPOSITE	24		63.41	1,522
C	WDK	N	WOOD DECK	40		64.00	2,560

TOTAL RCN 225,979

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

EFF.YR/AGE 2001 / 21

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $185,300