Key: 9851

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,084

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HIBBARD TRACEY 64 WILLIAMS AVE POCASSET, MA 02559	44.2-10-0	64 WILLIAMS AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HIBBARD TRACEY	05/27/2022	QS	510,000	35151-247
CARCHIDI SAMUEL J	05/31/2002	F	1	15216-274
CARCHIDI SAMUEL J &		XX		01407-0436

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	%
07030	01/19/2007	3	ALT/RENO	12,000	08/23/2007	DB	100	100
920119	03/16/1992	4	DETACH.STRUC	7,000	04/05/1993	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	10,000	11 1.00	100 1.00	100 1.00	294,625	3.13	A 1.00	PVG 1.25			211,650

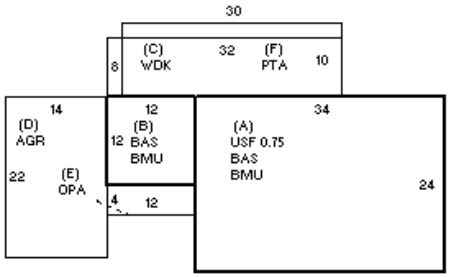
TOTAL	10,019 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	LAKE FRONT		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	211,700	187,300
BUILDING	299,900	265,400
DETACHED	0	0
OTHER	0	0
TOTAL	**511,600**	**452,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/08/2022



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	6/8/2022	SL
LIST	6/8/2022	EST
REVIEW	6/8/2022	SL

YEAR BLT	1969	SIZE ADJ	1.010
NET AREA	1,572	DETAIL ADJ	1.000
$NLA(RCN)	$239	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	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	1	HARDWOOD	1.02
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	960		40.88	39,245
+	BAS	L	BASE AREA	960	1969	222.32	213,426
A	USF	L	UPPER STORY FIN	612	1969	121.90	74,604
C	WDK	N	WOOD DECK	256		29.03	7,433
D	AGR	N	ATT GARAGE	308		78.25	24,100
E	OPA	N	OPEN PORCH	48		91.35	4,385
F	PTA	N	PATIO	300		15.24	4,573
	FIX	O	XTRA FIXTURES	3		2,387.57	7,163

TOTAL RCN 374,928

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

EFF.YR/AGE 1999 / 23

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $299,900