Key: 9853

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,086

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SULLIVAN ROBERT J & MARY C SULLIVAN PO BOX 970 POCASSET, MA 02559-0970	44.2-12-0	52 WILLIAMS AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN ROBERT J &	03/02/1970	QS	22,090	1464-845

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

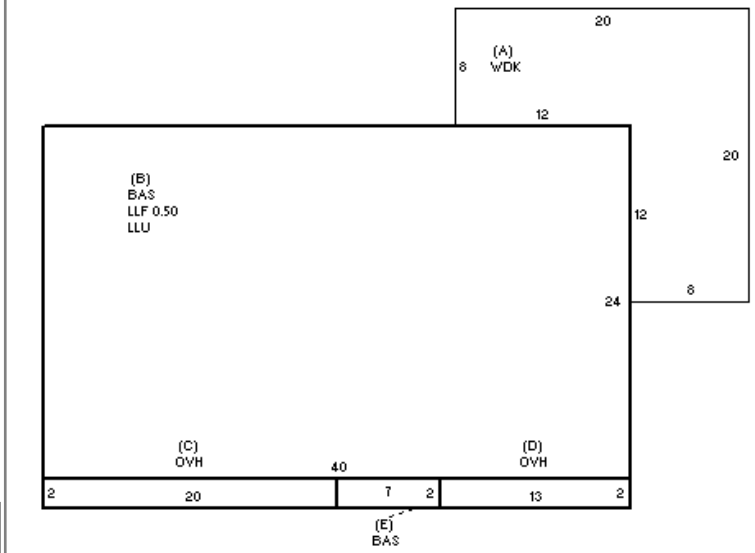
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,900	11 1.00	100 1.00	100 1.00	282,840	2.89	A 1.00	PAV 1.20			204,870

TOTAL	10,890 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	204,900	181,300
BUILDING	214,700	190,100
DETACHED	0	0
OTHER	0	0
TOTAL	**419,600**	**371,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/08/2008

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/8/2008	RJM
LIST	8/8/2008	RJM
REVIEW	8/18/2008	KEO

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.010
NET AREA	1,520	DETAIL ADJ	1.000
$NLA(RCN)	$186	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	50	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	35	W/W-VINYL	1.00
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	WDK	N	WOOD DECK	256		26.68	6,830
B	LLU	N	LOWER LEVEL UNF	960		33.01	31,686
B	LLF	L	LOWER LEVEL FIN	480	1970	63.57	30,513
+	OVH	L	OVERHANG	66	1970	186.58	12,314
+	BAS	L	BASE AREA	974	1970	204.29	198,982
	FIX	O	XTRA FIXTURES	1		2,194.30	2,194

TOTAL RCN	282,519

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$214,700