Key: 9860

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,093

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
20 WILLIAMS AVENUE LLC **83 CAPTAINS ROW RFD#1** **BOURNE, MA 02532**	**44.2-19-0**	**20 WILLIAMS AVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
20 WILLIAMS AVENUE LLC	01/14/2020	F	10	32621-94
YOHAI WALTER M	05/14/1991	XX		07530-00089

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

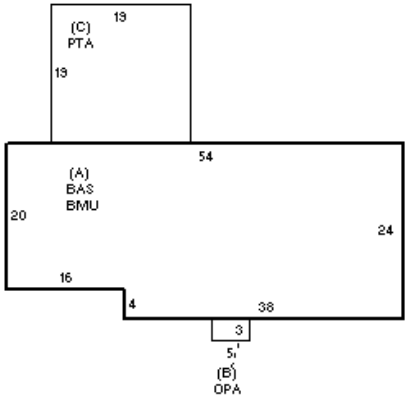
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-650	10/12/2023	3	ALT/RENO	8,250			0	0

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	282,840	3.13	A 1.00	PAV 1.20			203,180

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

ASSESSED	CURRENT	PREVIOUS
LAND	203,200	179,800
BUILDING	232,400	205,600
DETACHED	0	0
OTHER	0	0
TOTAL	**435,600**	**385,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/08/2008

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

YEAR BLT	1969	SIZE ADJ	1.015
NET AREA	1,232	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	24	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	1,232		32.10	39,549
A	BAS	L	BASE AREA	1,232	1969	188.89	232,717
B	OPA	N	OPEN PORCH	15		95.53	1,433
C	PTA	N	PATIO	361		13.66	4,933
	BMF	N	BSMT FINISH	616		44.03	27,121

TOTAL RCN	305,753

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			$232,400