

Key: 9863

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.096

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MOCCIA THOMAS J 17-19 WILLIAMS AVENUE POCASSET, MA 02559				44.2-22-0				17-19 WILLIAMS AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MOCCIA THOMAS J				10/21/2019	N			32396-110			
MOCCIA THOMAS J &				02/02/1996	QS	185,900		10041-103			
DRISCOLL ROBERT J &				01/10/1992	L	172,500		N/A-N/A			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO-FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-388	10/22/2020	3	ALT/RENO	6,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	11	1.00	100	1.00	100	1.00	282,840	1.00	PAV	1.20	259,670
300	A	0.086	11	1.00	100	1.00	100	1.00	19,560	1.00	PAV	1.20	1,680

TOTAL	1.004 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	261,400	231,300			
Infl1	AVG		BUILDING	345,100	309,800			
N_Index	AVG		DETACHED	22,400	21,300			
			OTHER	0	0			
			TOTAL	628,900	562,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	G	1.20	20 0.80	23X30	690	40.56	22,400



BUILDING	CD	ADJ	DESC	MEASURE	10/1/2008	JB
MODEL	1		RESIDENTIAL	LIST	10/1/2008	JB
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/8/2008	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,532	DETAIL ADJ	1.000
\$NLA(RCN)	\$200	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	5	1.00	
BATHROOMS	4	1.00	
FIXTURES	18	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	33	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	2	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	USF	L	UPPER STORY FIN	1,194	1987	108.13	129,104
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,194	1987	199.64	238,375
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	192		67.97	13,051
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OVH	L	OVERHANG	72	1987	188.34	13,561
FLOOR COVER	3	W/W CARPET	1.00	D	WDK	N	WOOD DECK	120		41.10	4,932
INT. FINISH	2	DRYWALL	1.00	E	OVH	L	OVERHANG	72	1987	188.34	13,561
HEATING/COOLING	2	HOT WATER	1.02		BMF	N	BSMT FINISH	1,152		36.10	41,584
FUEL SOURCE	2	GAS	1.00		BMU	N	BSMT UNFINISHED	384		63.84	24,515
USE	0		1.00		FIX	O	XTRA FIXTURES	13		2,214.80	28,792

TOTAL RCN	507,474
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1987 / 35
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$345,100

