Key: 9883

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,116

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCALLUM HELEN L 21 WILLIAMS AVE POCASSET, MA 02559	44.2-41-0	21 WILLIAMS AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCALLUM HELEN L	04/19/2022	F	1	35057-204
MCCALLUM WILLIAM S III &	12/31/1990	XX		7399-217

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	8,969	11 1.00	100 1.00	100 1.00	282,840	3.46	A 1.00	PAV 1.20			201,240

TOTAL	8,973 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

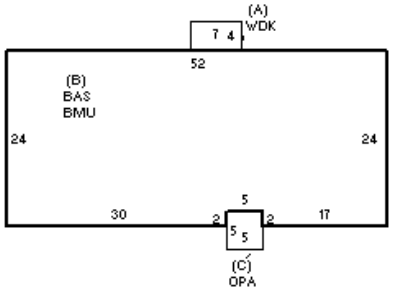
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	201,200	178,100
BUILDING	216,000	191,200
DETACHED	0	0
OTHER	0	0
TOTAL	**417,200**	**369,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X12			0.00	

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	3/14/2017	TL

YEAR BLT	1970	SIZE ADJ	1.015
NET AREA	1,238	DETAIL ADJ	1.000
$NLA(RCN)	$230	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	3	ALUMINUM	1.00
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	WDK	N	WOOD DECK	28		62.41	1,748
B	BMU	N	BSMT UNFINISHED	1,238		31.45	38,939
B	BAS	L	BASE AREA	1,238	1970	185.08	229,126
C	OPA	N	OPEN PORCH	25		93.61	2,340
	F11	O	FPL 1S 1OP	1		7,894.10	7,894
	FIX	O	XTRA FIXTURES	2		2,096.60	4,193

TOTAL RCN 284,240

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 $216,000