

Key: 9884

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.117

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
VENTURA WILLIAM JAMES TR OF JUDITH ANN VENTURA TRUST 15 ALBERT RD POCASSET, MA 02559		44.2-42-0	15 ALBERT RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
VENTURA WILLIAM JAMES TR		05/17/2007	QS	260,000	22034-118	
GARAND FRANK A JR ETUX		03/31/2003	O	213,000	16656-317	
FORNI JOHN M &		06/01/1993	QS	83,500	8602-352	

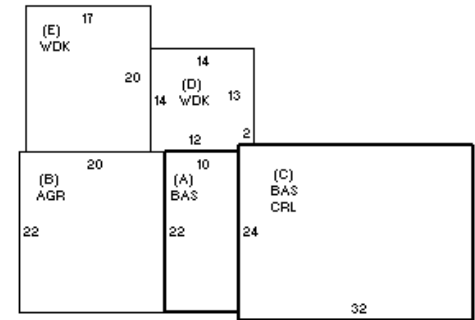
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18099	02/16/2018	15	INSULATE/WEA	5,796			100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,780	11	1.00	100	1.00	100	1.00	282,840	3.52	A	1.00	PAV	1.20			200,880

TOTAL	8,799 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	200,900	177,800			
Infl1	AVG		BUILDING	185,500	177,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	386,400	355,200			

* -- Previous value excludes abatement.

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	2/1/2023	RP
MODEL	1		RESIDENTIAL	LIST	2/1/2023	RP
STYLE	1	0.95	RANCH [100%]	REVIEW	2/1/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1965	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	257,633	
NET AREA	988	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	988	1965	196.20	193,848	CONDITION ELEM	CD	
\$NLA(RCN)	\$261	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	B	AGR	N	ATT GARAGE	440		61.15	26,906	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	CRL	N	BSMT CRAWL	768		25.42	19,520	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	534		21.13	11,285	KITCHEN	F	
				FLOOR COVER	13	HARDWOOD-W/W	1.00		WPL	O	WHIRLPOOL	1		6,073.90	6,074	BATHS	F	
				INT. FINISH	2	DRYWALL	1.00									HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
																	EFF.YR/AGE	1991 / 31
																	COND	28 28 %
																	FUNC	0
																	ECON	0
																	DEPR	28 % GD 72
																	RCNLD	\$185,500