

Key: 9902

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.135

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LANGENBACH BOBBILEE 18 ALBERT RD POCASSET, MA 02559				44.2-60-0				18 ALBERT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LANGENBACH BOBBILEE				06/06/2022	F	100		35167-271			
LANGENBACH BOBBILEE ETUX				08/13/2015	QS	200,000		29072-64			
ANDERSON SEAN P				08/28/2008	S	162,000		23126-244			

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	%
03169	04/02/2003	9	DECK	1,000	09/15/2004	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,000	11	1.00	100	1.00	100	1.00	282,840	3.84	A	1.00	PAV	1.20			199,410

TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	199,400	176,500			
Infl1	AVG		BUILDING	186,500	165,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	385,900	341,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/5/2020	TL
MODEL	1		RESIDENTIAL	LIST	2/5/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,164	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	CRL	N	BSMT CRAWL	960		20.04	19,234
\$NLA(RCN)	\$211	OVERALL	0.970	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,164	1951	189.00	219,996
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	180		34.44	6,199
				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								

TOTAL RCN	245,429	
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	\$186,500	

