

Key: 9906

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.139

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
RHEAUME DANIELLE R 16 MERCURY AVE POCASSET, MA 02559		44.2-66-0		16 MERCURY AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RHEAUME DANIELLE R		06/14/2010	O	245,000	24614-173
BLACK FIN CAPITAL LLC		11/25/2009	S	108,000	24194-246
HSBC MORTGAGE CORP		01/28/2009	L	162,000	23401-25

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
EXB-21-671 09664	09/22/2021 12/23/2009	15 3	INSULATE/WEA ALT/RENO	1,889 32,000	09/27/2010	TL	100 100

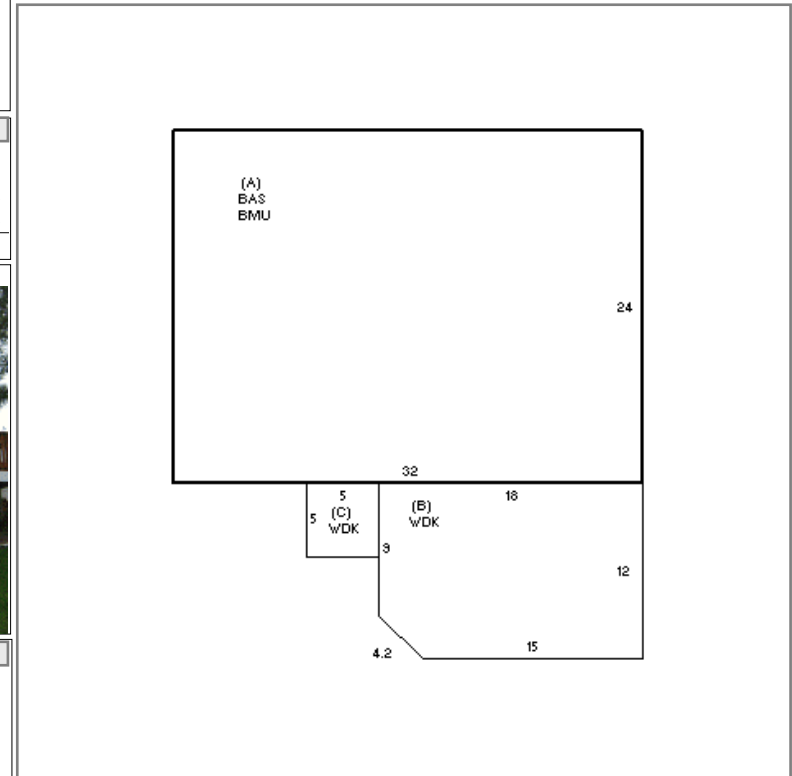
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,060	11	1.00	100	1.00	100	1.00	282,840	3.81	A	1.00	PAV	1.20			199,530

TOTAL	8,059 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	199,500	176,600
Infl1	AVG		BUILDING	197,100	174,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>396,600</b>	<b>351,000</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/30/2009	TL
MODEL	1		RESIDENTIAL	LIST	11/30/2009	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	9/27/2010	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1953	SIZE ADJ	1.020
NET AREA	768	DETAIL ADJ	1.000
\$NLA(RCN)	\$279	OVERALL	0.990

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		48.81	37,483
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	768	1953	218.71	167,969
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	237		27.46	6,508
ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	1		2,258.40	2,258
FLOOR COVER	1	HARDWOOD	1.02								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	214,219
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$197,100