

Key: 10452

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.688

LEGAL

LAND

DETACHED

BUILDING

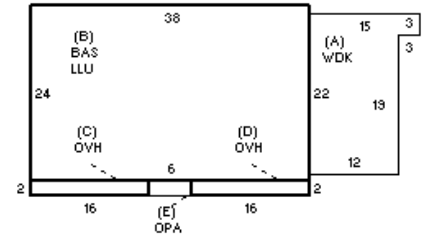
CURRENT OWNER				PARCEL ID				LOCATION			
POULER NANCY C 977 COUNTY RD POCASSET, MA 02559-2109				48.0-30-0				977 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POULER NANCY C				01/17/2014	F		27944-146				
POULER NANCY C				08/03/2009	N		23939-220				
POULER DAVID A ETUX				03/15/2002	QS	225,000	14930-159				

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	%
16788	09/13/2016	3	ALT/RENO	4,500			100	100
10597	10/06/2010	4	DETACH.STRUC	700	08/08/2013	DB	100	100
990591	09/27/1999	9	DECK	2,500	11/13/1999	MS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	21,600	14	1.00	100	1.00	100	1.00	223,915	1.60	A	1.00	R03	0.95				178,140

TOTAL	21,606 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	178,100	157,700			
Infl1	AVG		BUILDING	239,400	214,600			
N_Index	AVG		DETACHED	4,400	4,100			
			OTHER	0	0			
TOTAL			421,900	376,400				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6 X 10			0.00	
SHF	E	1.90	10 0.90 10X16	2010	160	30.30	4,400



BUILDING	CD	ADJ	DESC	MEASURE	4/2/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/2/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/2/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1981	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	303.093
NET AREA	1,688	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	273		28.01	7,648	CONDITION ELEM	CD
\$NLA(RCN)	\$180	OVERALL	1.020	EXT COVER	4	VINYL	1.00	B	LLU	N	LOWER LEVEL UNF	912		34.66	31,608	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	912	1981	214.51	195,632	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	64	1981	195.89	12,537	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	E	OPA	N	OPEN PORCH	12		102.85	1,234	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	712	1981	66.75	47,524	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,303.67	6,911	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										
				EFF.YR/AGE 1998 / 24													
				COND 21 21 %													
				FUNC 0													
				ECON 0													
				DEPR 21 % GD 79													
				RCNLD \$239,400													