Key: 7701

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,856

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
POST POCASSET PROPERTY LLC 40 SPRINGWOOD WAY MANCHESTER, NH 03102	37.0-7-0	25 EASTWARD AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
POST POCASSET PROPERTY LL	03/05/2019	F	1	31871-263
POST JOHN J & JUDITH S ET	01/05/2006	F	100	20632-55
POST JOHN J & JUDITH S ET	01/05/2006	F	100	20632-53

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	%
03470	07/17/2003	4	DETACH.STRUC	1,400	08/06/2003	TL	100	100
554089	09/05/1989	5	DEMOLITIONS		01/30/1990	RMD	100	100
389089	06/27/1989	1	NEW CONSTRUC	148,000	01/30/1990	RMD	100	100

LAND

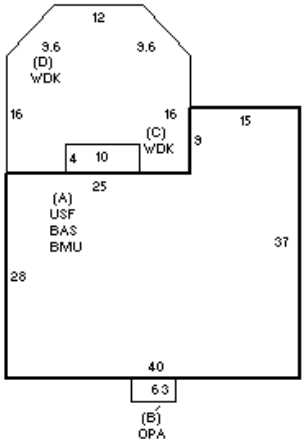
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,736	11 1.00	100 1.00	100 1.00	1,414,200	2.36	A 1.00	BSP 6.00			1,051,050

TOTAL	13,721 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	1,051,100	930,200
BUILDING	449,800	398,000
DETACHED	0	0
OTHER	0	0
TOTAL	**1,500,900**	**1,328,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	6 X 12			0.00	

PHOTO 10/10/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/26/2023	SL
LIST	10/26/2023	EST
REVIEW	10/26/2023	SL

YEAR BLT	1989	SIZE ADJ	1.000
NET AREA	2,510	DETAIL ADJ	1.000
$NLA(RCN)	$227	OVERALL	1.160

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	13	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,255		40.76	51,159
A	BAS	L	BASE AREA	1,255	1989	239.86	301,030
A	USF	L	UPPER STORY FIN	1,255	1989	132.66	166,493
B	OPA	N	OPEN PORCH	18		121.29	2,183
+	WDK	N	WOOD DECK	570		27.25	15,535
	F21	O	FPL 2S 1OP	1		11,240.30	11,240
	FIX	O	XTRA FIXTURES	8		2,717.40	21,739

TOTAL RCN	569,379

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$449,800