Key: 9291

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.508

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHEAR LINNEA K & **GARY WHEAR** **9 FAIRWAY CIRCLE** **POCASSET, MA 02559**	**43.2-49-0**	**9 FAIRWAY CIR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHEAR LINNEA K &	11/29/2022	F	1	(231653)
WHEAR LINNEA K	01/08/2021	F	100	(225024)
TUTUNY PANDI C	08/20/2020	F	100	(223425)

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	%
18284	04/11/2018	15	INSULATE/WEA	2,475			100	100

LAND

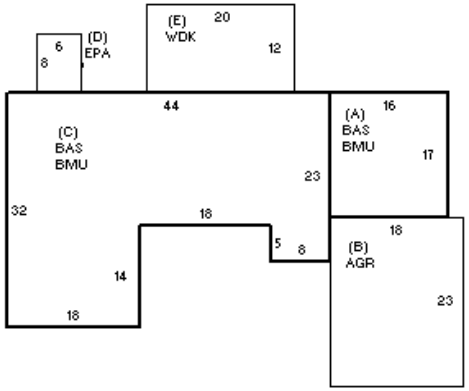
CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	29,938	11	1.00	100	1.00	100	1.00	271,055	1.24	A	1.00	R08	1.15			230,680

TOTAL	29,926 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	230,700	195,300
BUILDING	308,900	273,300
DETACHED	0	0
OTHER	0	0
TOTAL	**539,600**	**468,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/31/2023	SL
LIST	10/31/2023	EST
REVIEW	10/31/2023	SL

YEAR BLT	1986	SIZE ADJ	1.015
NET AREA	1,356	DETAIL ADJ	1.000
$NLA(RCN)	$278	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,356		34.39	46,629
+	BAS	L	BASE AREA	1,356	1986	202.34	274,380
B	AGR	N	ATT GARAGE	414		66.53	27,542
D	EPA	N	ENCLOSED PORCH	48		123.36	5,921
E	WDK	N	WOOD DECK	240		27.88	6,691
	F11	O	FPL 1S 1OP	1		8,630.60	8,631
	FIX	O	XTRA FIXTURES	3		2,292.40	6,877

TOTAL RCN	376,670

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82

RCNLD	$308,900