Key: 9399

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,616

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOWE ARTHUR F & PAULA L TRS HOWE REALTY TRUST 262 CIRCUIT AVE POCASSET, MA 02559	43.3-109-0	262 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOWE ARTHUR F & PAULA L T	10/25/2022	F	1	35443-196
HOWE ARTHUR F &	11/16/1988	O	90,000	6520-271

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

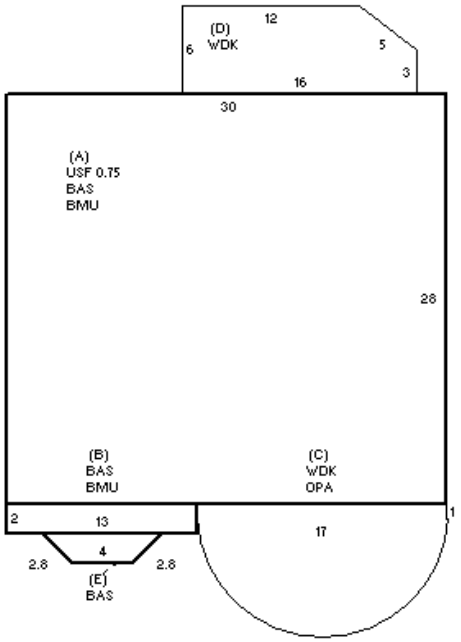
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05801	11/14/2005	1	NEW CONSTRUC	250,000	09/14/2006	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	11 1.00	100 1.00	100 1.00	942,800	5.97	A 1.00	BGD 4.00			645,880

TOTAL	5,009 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

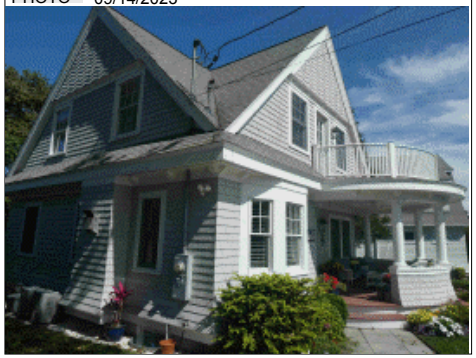
ASSESSED	CURRENT	PREVIOUS
LAND	645,900	571,600
BUILDING	352,300	335,600
DETACHED	600	500
OTHER	0	0
TOTAL	998,800	907,700



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G 1.20	10 0.90	10 X 10		100	6.49	600

PHOTO 09/14/2023



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	9/14/2023	SL
LIST	9/14/2023	EST
REVIEW	9/14/2023	SL

YEAR BLT	2005	SIZE ADJ	1.010
NET AREA	1,508	DETAIL ADJ	1.000
$NLA(RCN)	$269	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	13	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	866		47.40	41,049
A	USF	L	UPPER STORY FIN	630	2005	141.34	89,044
C	OPA	N	OPEN PORCH	122		89.19	10,881
+	WDK	N	WOOD DECK	212		33.67	7,138
+	BAS	L	BASE AREA	878	2005	257.77	226,322
	FIX	O	XTRA FIXTURES	8		2,768.24	22,146
	GFP	O	GAS FIREPLACE	1		8,319.20	8,319

TOTAL RCN	404,898
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2006 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$352,300