

Key: 9499

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.721

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DOUCETTE NAIDENE A & KEVIN W DOUCETTE 86 CIRCUIT AVE POCASSET, MA 02559				43.3-228-0				86 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DOUCETTE NAIDENE A & DOUCETTE NAIDENE A TR				01/22/2009	A	326,000	23387-25				
DOUCETTE NAIDENE A				11/12/2002	X	1	15897-106				
DOUCETTE NAIDENE A				09/30/1992	QS	125,500	9796-280				

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	%
17461	06/19/2017	9	DECK	1,800			100	100
09012	01/09/2009	1	NEW CONSTRUC	274,000	04/29/2010	TL	100	100
930393	08/04/1993	9	DECK	4,000	12/23/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	4,000	11	1.00	100	1.00	100	1.00	942,800	7.39	A	1.00	HCE	4.00			639,610

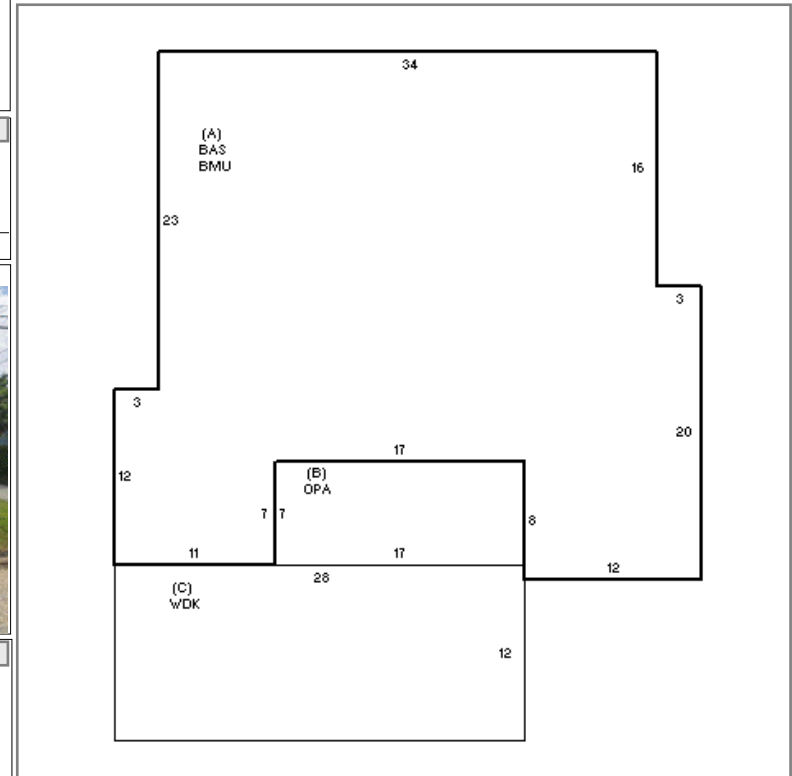
TOTAL	4,008 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	639,600	636,800			
Infl1	AVG		BUILDING	386,100	345,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,025,700	982,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/30/2009	TL
MODEL	1		RESIDENTIAL	LIST	3/15/2017	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	3/15/2017	DB
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2009	SIZE ADJ	1.015
NET AREA	1,176	DETAIL ADJ	1.000
\$NLA(RCN)	\$361	OVERALL	1.190
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		9	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,176		48.45	56,976
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,176	2009	255.05	299,942
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	119		91.16	10,848
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	336		28.38	9,536
FLOOR COVER	1	HARDWOOD	1.02		ATU	N	ATTIC UNF	345		56.16	19,374
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	4		2,829.33	11,317
HEATING/COOLING	11	HT WATER CL AIR	1.05		JAC	O	JACUZZI	1		16,315.60	16,316
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	424,309
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2010 / 12
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$386,100