Key: 9535

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,760

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WAGNER KATHERINE **135 CIRCUIT AVENUE** **POCASSET, MA 02559**	**43.3-266-0**	**135 CIRCUIT AVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WAGNER KATHERINE	10/02/2017	F		30805-51/52
WAGNER NORMAN T &	07/26/2006	QS	950,000	21218-54
CUNNINGHAM CONSTANCE E TR	08/27/1991	XX		07657-00258

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	%
		4	DETACH.STRUC		02/15/2018	DB	100	100
161035	11/29/2016	3	ALT/RENO	10,600	06/10/2019		100	100
16975	03/06/2016	3	ALT/RENO	6,500	06/10/2019		100	100
910390	09/12/1991	9	DECK	14,500	02/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,300	11 1.00	DCK 1.00	100 1.00	942,800	1.84	A 1.00	HCE 4.00			729,380

TOTAL	18,295 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	DOCK
N_Index	AVG

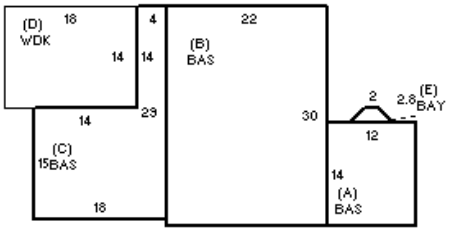
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	729,400	726,200
BUILDING	197,400	174,700
DETACHED	83,200	79,300
OTHER	0	0
TOTAL	**1,010,000**	**980,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	V 1.30	10 0.90	106X3		318	235.56	67,400
FLD	V 1.30	10 0.90	7X16(2)		224	78.52	15,800

PHOTO 09/05/2008



BLDG COMMENTS

BUILDING

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

MEASURE	6/10/2019	TL
LIST	6/10/2019	EST
REVIEW	6/10/2019	TL

YEAR BLT	1945	SIZE ADJ	1.015
NET AREA	1,162	DETAIL ADJ	1.000
$NLA(RCN)	$212	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	3	W/W CARPET	1.00
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
+	BAS	L	BASE AREA	1,154	1945	192.90	222,603
D	WDK	N	WOOD DECK	252		26.03	6,559
E	BAY	L	BAYWINDOW	8	1945	182.00	1,456
	CPC	O	CAPE CELLAR	1		3,794.30	3,794
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	2		2,139.85	4,280

TOTAL RCN 246,749

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

EFF.YR/AGE 1999 / 23

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $197,400