Key: 9596

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,822

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WAY PETER 69 BELL BUOY RD POCASSET, MA 02559	43.4-54-0	24 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WAY PETER	08/11/2017	U	273,000	()
REYENGER BRIAN J ETUX	06/28/2017	L	196,000	30590-285
CATARIUS MARK E	07/01/1999	QS	137,800	12383-321

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	%
18183	03/08/2018	3	ALT/RENO	7,465			100	100
930461	09/01/1993	3	ALT/RENO	11,000	12/23/1993	JS	100	100
		13	OTHER				100	100

LAND

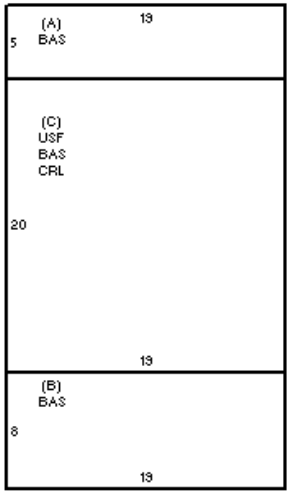
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,300	11 1.00	100 1.00	100 1.00	518,540	11.30	A 1.00	BA- 2.20			309,390

TOTAL	2,309 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

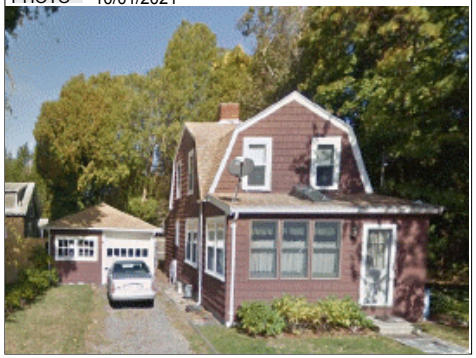
ASSESSED	CURRENT	PREVIOUS
LAND	309,400	273,800
BUILDING	164,800	145,800
DETACHED	11,000	10,400
OTHER	0	0
TOTAL	**485,200**	**430,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	18X20		360	40.60	11,000

PHOTO 10/01/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/1/2021	RP
LIST	10/1/2021	EST
REVIEW	10/1/2021	RP

YEAR BLT	1923	SIZE ADJ	1.015
NET AREA	1,007	DETAIL ADJ	1.000
$NLA(RCN)	$205	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	627	1923	217.74	136,524
C	CRL	N	BSMT CRAWL	380		36.16	13,742
C	USF	L	UPPER STORY FIN	380	1923	116.15	44,137
	F21	O	FPL 2S 1OP	1		9,298.80	9,299
	FIX	O	XTRA FIXTURES	1		2,248.40	2,248

TOTAL RCN 205,950

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 $164,800