

Key: 9622

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.847

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CURRENT OWNER				PARCEL ID				LOCATION			
AVITABLE DEBORAH J & MICHELE W FORD 25 CIRCUIT AVE POCASSET, MA 02559-2001				43.4-86-0				25 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				05/17/1996	QS	124,000	10206-226				
				07/27/1994	A	100	N/A-N/A				

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 %
16334	05/02/2016	3	ALT/RENO	2,100	08/11/2016		100 100
06015	01/10/2006	3	ALT/RENO	9,500	09/21/2006	TL	100 100
05169	03/22/2005	3	ALT/RENO		05/27/2005	TL	100 100
04805	11/01/2004	4	DETACH.STRUC	25,500	02/01/2005	TL	100 100
900553	10/09/1990	3	ALT/RENO	342	11/15/1991	HS	100 100

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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	518,540	5.97	A	1.00	BA-	2.20			355,230

TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED		CURRENT	355,200	PREVIOUS	314,400		
Nbhd	POC	NOTE			LAND	171,700	BUILDING	16,600	OTHER	0	TOTAL	543,500	482,100
Infl1	AVG		DETACHED	0									
N_Index	AVG												

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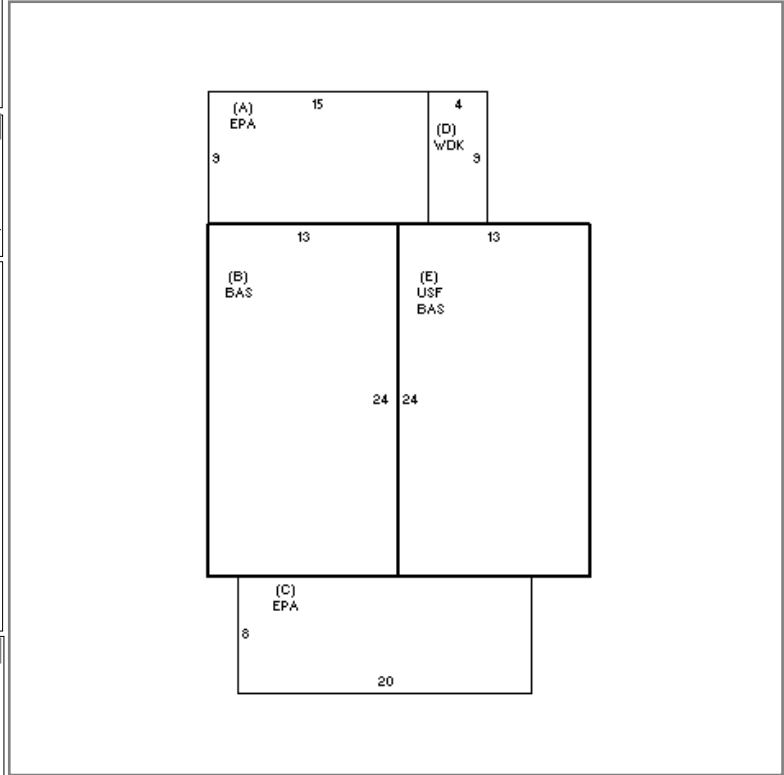
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	20 X 24	480	38.49	16,600



BLDG COMMENTS		

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BUILDING	CD	ADJ	DESC	MEASURE	10/1/2021	RP
MODEL	1		RESIDENTIAL	LIST	10/1/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	10/1/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1946	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	936	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00
\$NLA(RCN)	\$241	OVERALL	1.050	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				UNITS	ADJ		
STORIES		2	1.00	ROOF SHAPE	1	GABLE	1.00
ROOMS		5	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00
BEDROOMS		3	1.00	FLOOR COVER	3	W/W CARPET	1.00
BATHROOMS		1	1.00	INT. FINISH	3	WOOD PANEL	0.98
FIXTURES		7	1.00	HEATING/COOLING	1	FORCED AIR	1.00
GARAGE CAPACITY		1	1.00	FUEL SOURCE	2	GAS	1.00
% BSMT FINISH		0	1.00	USE	0		1.00
# OF HALF BATHS		1	1.00				
# OF UNITS		1	1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	EPA	N	ENCLOSED PORCH	295		69.87	20,610
+	BAS	L	BASE AREA	624	1946	220.92	137,853
D	WDK	N	WOOD DECK	36		67.89	2,444
E	USF	L	UPPER STORY FIN	312	1946	117.84	36,767
	BMU	N	BSMT UNFINISHED	480		49.30	23,664
	FIX	O	XTRA FIXTURES	2		2,280.70	4,561

TOTAL RCN	225,900
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$171,700