Key: 9722

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,957

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANASTAS NICHOLAS D ETUX MARY T ANASTAS 2 FAIRWAY CIRCLE POCASSET, MA 02559	44.1-9-0	2 FAIRWAY CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANASTAS NICHOLAS D ETUX	07/25/2013	P	130,000	(201001)
ENGLISH EDNA S	05/05/1981	F	100	(85345)

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		06/21/2022	SL	100	100
19264	04/10/2019	3	ALT/RENO	6,109			100	100
14642	08/04/2014	1	NEW CONSTRUC	240,000	09/29/2015	TL	100	100

LAND

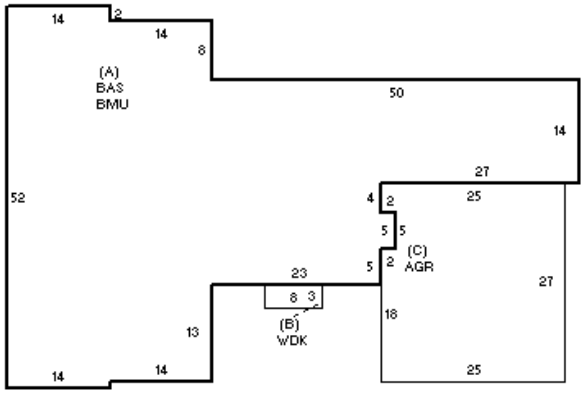
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,286	11 1.00	100 1.00	100 1.00	271,055	1.29	A 1.00	R08 1.15			227,710

TOTAL	28,270 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	227,700	192,800
BUILDING	513,400	459,200
DETACHED	900	900
OTHER	0	0
TOTAL	**742,000**	**652,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G 1.20	G 0.80	14X16		224	5.08	900

PHOTO 06/21/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/21/2022	SL
LIST	6/21/2022	VER
REVIEW	6/21/2022	TL

YEAR BLT	2014	SIZE ADJ	1.005
NET AREA	2,446	DETAIL ADJ	1.000
$NLA(RCN)	$221	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	10	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	1	PLASTER	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
A	BMU	N	BSMT UNFINISHED	2,446		28.44	69,559
A	BAS	L	BASE AREA	2,446	2014	170.05	415,951
B	WDK	N	WOOD DECK	24		73.08	1,754
C	AGR	N	ATT GARAGE	665		60.12	39,979
	FIX	O	XTRA FIXTURES	3		2,202.40	6,607
	GFP	O	GAS FIREPLACE	1		6,618.50	6,619

TOTAL RCN	540,468

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

EFF.YR/AGE	2014 / 8		
COND	5 5 %		
FUNC	0		
ECON	0		
DEPR	5	% GD	95
RCNLD	$513,400		