

Key: 9746

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.980

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
POLEY JOSHUA ETUX ATHENA POLEY 26 AVERY RD POCASSET, MA 02559				44.1-35-0				26 AVERY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POLEY JOSHUA ETUX				04/28/2011	QS	230,000	25413-92				
BERGMAN WALTER L ETUX				11/01/2007	QS	222,500	22446-40				
GAUDREAU MARTHA M EXECUTR				11/01/2007	N		22446-38				

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	%
EXB-22-299 990516	05/16/2022	3	ALT/RENO	6,650			100	100
	08/26/1999	3	ALT/RENO	2,500	11/19/1999	MS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	9,564	11	1.00	100	1.00	100	1.00	282,840	3.26	A	1.00	PAV	1.20				202,360

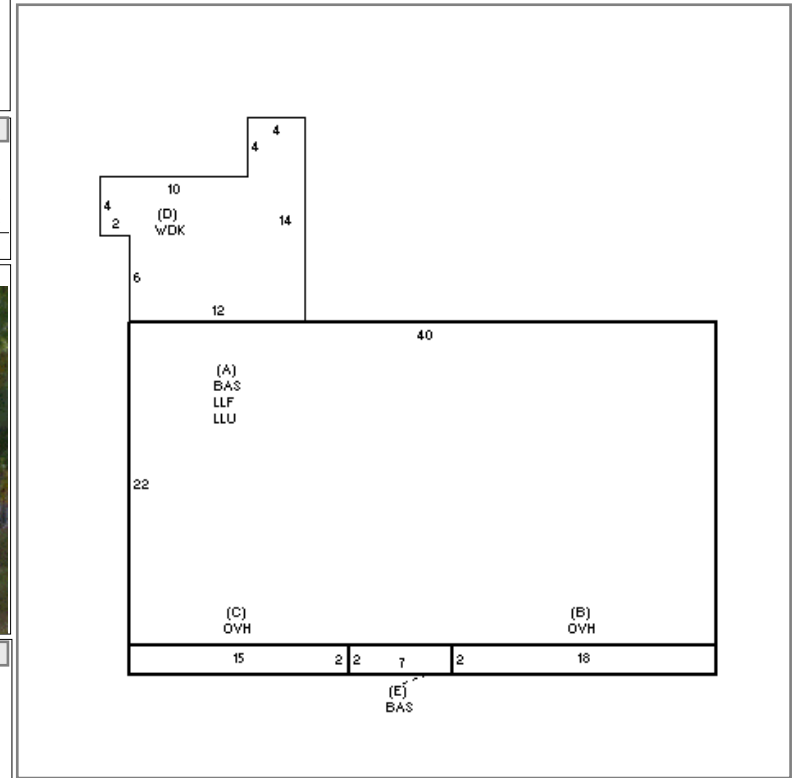
TOTAL	9,583 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E  Sales ver ltrs 6/2/11	LAND	202,400	179,100			
Infl1	AVG		BUILDING	226,200	200,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>428,600</b>	<b>379,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/30/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/30/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	8/30/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1984	SIZE ADJ	1.010
NET AREA	1,840	DETAIL ADJ	1.000
\$NLA(RCN)	\$162	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	100	1.00	
# OF HALF BATHS	1	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	LLU	N	LOWER LEVEL UNF	880		33.65	29,615
EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	880	1984	57.27	50,401
ROOF SHAPE	1	GABLE	1.00	+	OVH	L	OVERHANG	66	1984	190.23	12,555
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	WDK	N	WOOD DECK	144		41.51	5,977
FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	894	1984	208.30	186,219
INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP		1		8,422.10	8,422
HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES		2		2,236.85	4,474
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	297,663
CONDITION ELEM	CD
EXTERIOR	F
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	\$226,200