Key: 9750

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,984

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAVIS MATTHEW C **22 AVERY RD** **POCASSET, MA 02532**	**44.1-45-0**	**22 AVERY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAVIS MATTHEW C	05/03/2022	QS	437,000	35092-219
BANTA ROBERT & MARYA CARI	08/11/2021	F	10	34375-78
SPANKS JOHN R &	08/17/1990	QS	112,000	7264-230

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-22-861	12/22/2022	15	INSULATE/WEA	552			100	100
		3	ALT/RENO		06/10/2022	TL	100	100
EXB-21-597	08/26/2021	15	INSULATE/WEA	3,600			100	100
900473	09/06/1990	3	ALT/RENO	300	11/15/1991	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	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

Nbhd	POC
Infl1	AVG
N_Index	AVG

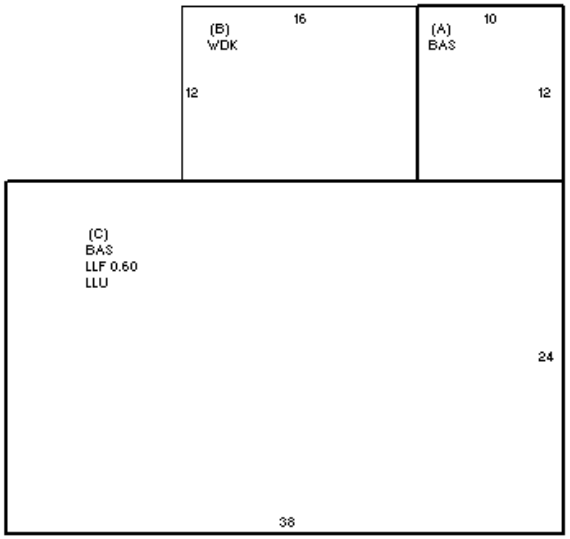
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	202,400	179,100
BUILDING	227,700	214,500
DETACHED	14,200	11,900
OTHER	0	0
TOTAL	**444,300**	**405,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	12X22		264	46.93	11,200
SHF	A 1.00	50 0.50	8X15		120	16.42	1,000
SHF	A 1.00	50 0.50	5X12			0.00	
WDK	A 1.00	10 0.90	8X15		120	18.30	2,000

PHOTO 06/08/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/8/2022	SL
LIST	8/30/2021	EST
REVIEW	5/25/2023	TL

YEAR BLT	1971	SIZE ADJ	1.010
NET AREA	1,579	DETAIL ADJ	1.000
$NLA(RCN)	$185	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	60	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	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	1,032	1971	201.64	208,094
B	WDK	N	WOOD DECK	192		36.74	7,055
C	LLU	N	LOWER LEVEL UNF	912		33.65	30,693
C	LLF	L	LOWER LEVEL FIN	547	1971	64.82	35,454
	F11	O	FPL 1S 1OP	1		8,422.10	8,422
	FIX	O	XTRA FIXTURES	1		2,237.40	2,237

TOTAL RCN	291,955

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$227,700