Key: 9785

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,019

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VOLKMANN DAVID B & KATY L VOLKMANN 15 AVERY RD POCASSET, MA 02559	44.1-83-0	15 AVERY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VOLKMANN DAVID B &	12/29/1994	QS	90,000	9502-321

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	%
03553	08/14/2003	3	ALT/RENO	8,881	06/22/2004	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	9,600	11 1.00	100 1.00	100 1.00	282,840	3.25	A 1.00	PAV 1.20			202,430

TOTAL	9,583 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

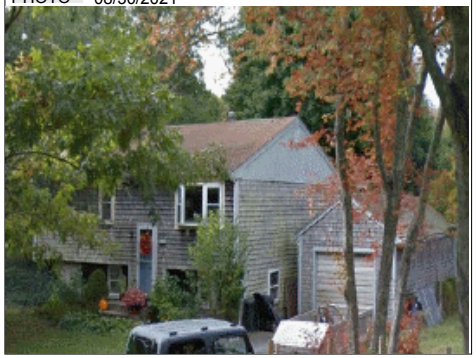
NOTE

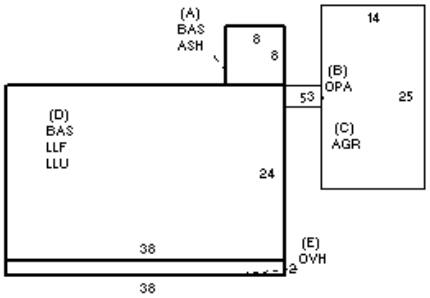
ASSESSED	CURRENT	PREVIOUS
LAND	202,400	179,200
BUILDING	253,900	224,700
DETACHED	0	0
OTHER	0	0
TOTAL	**456,300**	**403,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/30/2021





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	8/30/2021	RP
LIST	8/30/2021	EST
REVIEW	8/30/2021	RP

YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,964	DETAIL ADJ	1.000
$NLA(RCN)	$168	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	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
A	ASH	N	ATT SHED	64		24.58	1,573
+	BAS	L	BASE AREA	976	1972	204.29	199,390
B	OPA	N	OPEN PORCH	15		97.94	1,469
C	AGR	N	ATT GARAGE	350		71.91	25,167
D	LLU	N	LOWER LEVEL UNF	912		33.01	30,102
D	LLF	L	LOWER LEVEL FIN	912	1972	56.17	51,230
E	OVH	L	OVERHANG	76	1972	186.58	14,180
	FIX	O	XTRA FIXTURES	3		2,193.97	6,582

TOTAL RCN	329,693

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$253,900