Key: 9787

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,021

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PISAPIO LINDSEY 23 AVERY RD POCASSET, MA 02559	44.1-85-0	23 AVERY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PISAPIO LINDSEY	12/07/2022	L	366,500	35527-142
WILMINGTON SAVINGS FUND	08/01/2022	L	360,212	35281-217
ANDREWS MARK & PATRICIA E	08/20/2021	F	1	34398-347-8

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

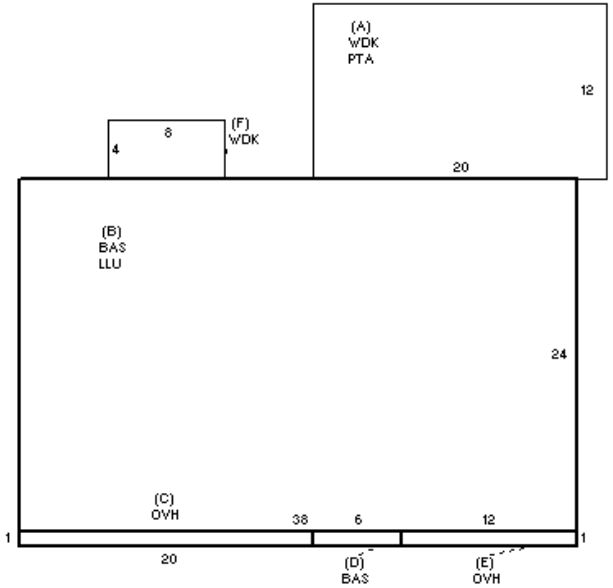
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,132	11 1.00	100 1.00	100 1.00	282,840	1.77	A 1.00	PAV 1.20			220,380

TOTAL	19,123 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	ALSO OWNS CONTIGUOUS PARCEL 86 WHICH IS UNBUILDABLE		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	220,400	195,000
BUILDING	212,000	211,200
DETACHED	2,200	3,200
OTHER	0	0
TOTAL	**434,600**	**409,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10X12		120	16.42	1,000
GZB	A 1.00	50 0.50			94	26.50	1,200

PHOTO 12/27/2022

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	8/30/2021	RP
LIST	8/30/2021	EST
REVIEW	12/27/2022	RP

YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,634	DETAIL ADJ	1.000
$NLA(RCN)	$178	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	75	1.00
# OF HALF BATHS	1	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	PTA	N	PATIO	240		14.01	3,362
B	LLU	N	LOWER LEVEL UNF	912		33.01	30,102
+	OVH	L	OVERHANG	32	1972	186.56	5,970
+	BAS	L	BASE AREA	918	1972	204.29	187,542
+	WDK	N	WOOD DECK	272		26.68	7,258
	LLF	L	LOWER LEVEL FIN	684	1972	63.57	43,481
	F11	O	FPL 1S 1OP	1		8,260.10	8,260
	FIX	O	XTRA FIXTURES	2		2,193.80	4,388

TOTAL RCN	290,362

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

EFF.YR/AGE	1992 / 30	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$212,000