

Key: 9900

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.133

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CURRENT OWNER							PARCEL ID				LOCATION			
SMALL NICHOLAS 10 ALBERT RD POCASSET, MA 02559							44.2-58-0				10 ALBERT RD			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
SMALL NICHOLAS							02/16/2016	QS	250,000	29453-263				
PETTINELLI ALFRED ETUX							03/15/2012	QS	225,000	26161-96				
ANDERSEN MARK ETUX							06/30/2010	F	1	24651-310				

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	%	

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	8,000	11	1.00	100	1.00	100	1.00	282,840	3.84	A	1.00	PAV	1.20								199,410

TOTAL	8,015 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		N O T E				LAND	199,400	176,500
Infl1	AVG			BLDG	249,400	220,700			
N_Index	AVG			DETACHED	0	0			
				OTHER	0	0			
						TOTAL	448,800	397,200	

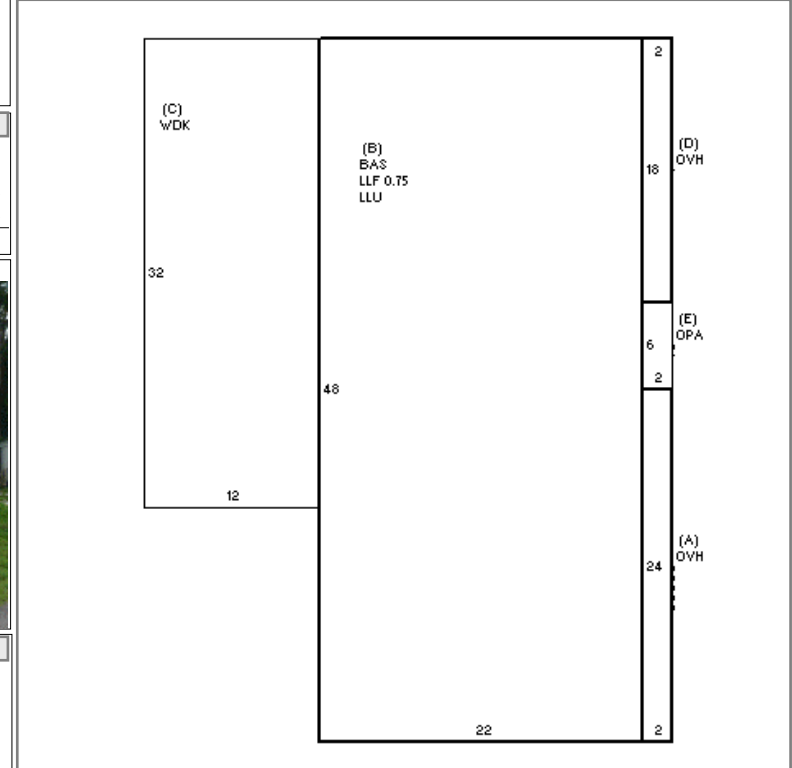
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X12			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/18/2023	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/18/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	328,111
NET AREA	1,932	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OVH	L	OVERHANG	84	1970	186.56	15,671		
\$NLA(RCN)	\$170	OVERALL	1.020	EXT COVER	3	ALUMINUM	1.00	B	LLU	N	LOWER LEVEL UNF	1,056		33.01	34,855		
				ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	792	1970	63.57	50,346		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,056	1970	197.76	208,838		
				FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	384		22.00	8,450		
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	12		97.96	1,176		
				HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	4		2,193.80	8,775		
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CONDITION ELEM	CD
EXTERIOR	A
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	\$249,400	