Key: 9917

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.150

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NASTASIA PAUL S & DONNA M NASTASIA 22 MERCURY AVENUE POCASSET, MA 02559	44.2-77-0	22 MERCURY AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NASTASIA PAUL S &	10/31/1995	QS	60,000	9908-245
JOHNSON KENNETH	06/28/1988	QS	85,000	N/A-N/A

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	%
17243	04/12/2017	3	ALT/RENO	7,000			100	100
17167	03/14/2017	15	INSULATE/WEA	5,120			100	100
16535	06/22/2016	9	DECK	20,000			0	0
151162	12/15/2015	3	ALT/RENO	3,585			100	100
14006	01/06/2014	15	INSULATE/WEA	4,178	06/23/2014		100	100

LAND

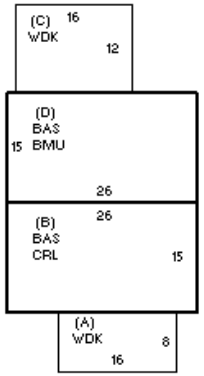
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,600	11 1.00	100 1.00	100 1.00	282,840	3.25	A 1.00	PAV 1.20			202,430

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	169,600	150,100
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**373,500**	**330,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8X8			0.00	
GZB	A 1.00	A 0.75			77	26.50	1,500

PHOTO 08/05/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/5/2008	RJM
LIST	8/5/2008	EST
REVIEW	5/3/2018	TL

YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	780	DETAIL ADJ	1.000
$NLA(RCN)	$265	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
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
+	WDK	N	WOOD DECK	320		21.13	6,763
B	CRL	N	BSMT CRAWL	390		33.90	13,219
+	BAS	L	BASE AREA	780	1900	204.09	159,188
D	BMU	N	BSMT UNFINISHED	390		60.74	23,687
	MST	O	MAS/METAL STACK	1		3,948.70	3,949

TOTAL RCN 206,805

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

EFF.YR/AGE 2001 / 21

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $169,600