

Key: 9928

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.161

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
MARCH JOHN B TRS MARCH FAMILY 2021 IRREV TRUST 25 MERCURY AVE POCASSET, MA 02559		44.2-89-0	25 MERCURY AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MARCH JOHN B TRS MARCH BARTHOLOMEW G JR &		03/29/2022	F XX		1 35006-314 01688-0104	

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-20-424 17267	11/03/2020	15	INSULATE/WEA	2,861			100 100
	04/13/2017	15	INSULATE/WEA	2,732			100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE												
100	S	8,800	11	1.00	100	1.00	100	1.00	282,840	3.52	A	1.00	PAV	1.20										200,920

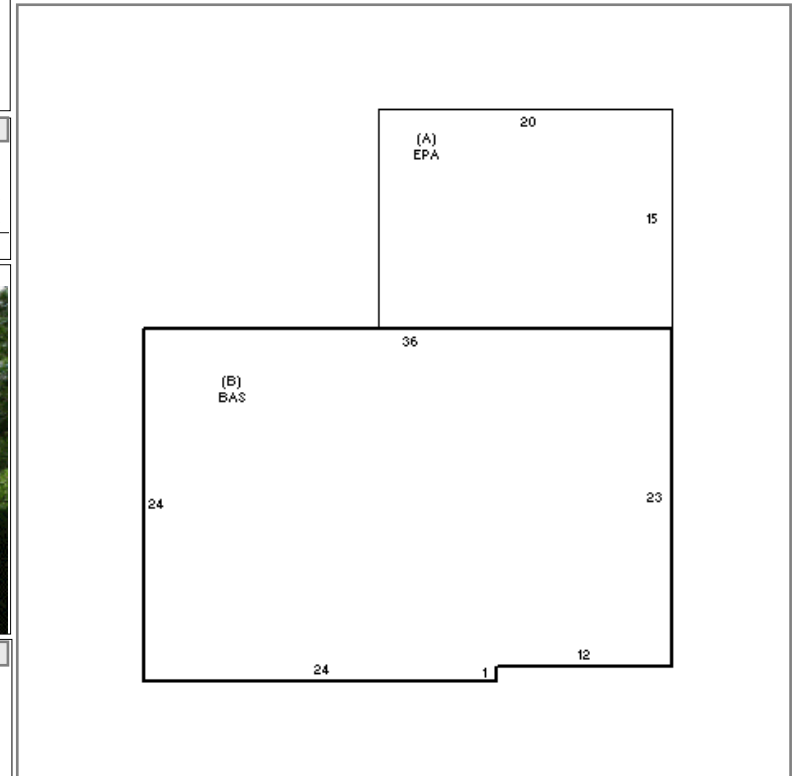
TOTAL	8,799 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	200,900	177,800			
Infl1	AVG		BUILDING	137,500	121,700			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
			TOTAL	340,200	301,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12X12		144	16.42	1,800
SHF	A	1.00	A 0.75 8X8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/5/2008	RJM
MODEL	1		RESIDENTIAL	LIST	8/5/2008	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/19/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1954	SIZE ADJ	1.020
NET AREA	852	DETAIL ADJ	1.000
\$NLA(RCN)	\$212	OVERALL	0.930
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	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	1.00	A	EPA	N	ENCLOSED PORCH	300		61.88	18,564
EXT COVER	3	ALUMINUM	1.00	B	BAS	L	BASE AREA	852	1954	188.11	160,271
ROOF SHAPE	1	GABLE	1.00		FIX	O	XTRA FIXTURES	1		2,020.50	2,021
ROOF COVER	1	ASPH/COMP SHIN	1.00								
FLOOR COVER	13	HARDWOOD-W/W	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	6	GRAVITY	0.98								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	180,855
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	\$137,500