

Key: 10155

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.389

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY JOHN E & NANCY A TRS NANCY A MCCARTHY FAMILY TR PO BOX 3083 POCASSET, MA 02559				47.1-8-0				455 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY JOHN E & NANCY A				06/03/2011	F	1	25487-286				
MCCARTHY JOHN E & NANCY A				12/04/2009	F	1	24215-34				
MCCARTHY JOHN E & NANCY A				01/21/2009	F	1	23384-349				

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	%
B-20-323 11056	10/27/2020	2	ADDITIONS	65,000	06/01/2022	SL	100	100
	02/18/2011	3	ALT/RENO	19,700	12/31/2011	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	3,420	11	1.00	100	1.00	100	1.00	942,800	8.59	A	HCE	4.00		635,960

TOTAL	3,441 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	636,000	633,200			
Infl1	AVG		BUILDING	326,100	288,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		962,100	921,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 5 X 8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/1/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/1/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/1/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,670	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	722	1900	225.02	162,467
\$NLA(RCN)	\$201	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	626	1900	123.38	77,238
				ROOF SHAPE	3	GAMBREL	1.00	D	OPA	N	OPEN PORCH	276		66.78	18,432
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	184	2020	225.02	41,404
				FLOOR COVER	1	HARDWOOD	1.02	E	USF	L	UPPER STORY FIN	138	2020	123.38	17,027
				INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1			9,995.90	9,996
				HEATING/COOLING	9	WARM-COOL AIR	1.03	FIX	O	XTRA FIXTURES	4			2,416.43	9,666
				FUEL SOURCE	3	ELECTRIC	1.00								
				USE	0		1.00								

TOTAL RCN	336,229
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE 2016 / 6	
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$326,100

