

Key: 10156

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.390

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SPEERS FRANCES E ESTATE OF C/O WILSON NEIL & RONDA TRS 24 FINNEGAN WAY NEWBURYPORT, MA 01950				47.1-9-0				451 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILSON NEIL & RONDA TRS				08/18/2023	V	1,500,000	35944-181				
SPEERS FRANCES E ESTATE O				01/12/2022	F		34823-78				
SPEERS FRANCES E				05/04/2004	N		18544-225				

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	%
970064	02/14/1997	6	FENCE	1,164	04/30/1998	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	3,800	11	1.00	100	1.00	100	1.00	942,800	7.76	A	HCE	4.00		638,350

TOTAL	3,790 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	ALSO OWNS 47.1/9.01			LAND	638,400	635,600
Infl1	AVG		BUILDING	336,400	297,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	974,800	933,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 6 X 8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/26/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/26/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/26/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.005
NET AREA	2,197	DETAIL ADJ	1.000
\$NLA(RCN)	\$196	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	360		64.16	23,098
+	USF	L	UPPER STORY FIN	900	1920	112.52	101,264
B	CRL	N	BSMT CRAWL	540		26.85	14,499
C	EPA	N	ENCLOSED PORCH	220		68.18	15,000
+	BAS	L	BASE AREA	1,297	1920	196.48	254,832
F21	O		FPL 2S 1OP	1		9,207.20	9,207
FIX	O		XTRA FIXTURES	6		2,225.93	13,356

TOTAL RCN	431,256
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$336,400

