

Key: 10171

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.405

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WESTMAN SHIRLEY J, WENDY I EGLINTON & RICHARD NAVINS TRS 15 SEARS RD WESTON, MA 02493				47.1-22-0				475 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WESTMAN SHIRLEY J, WENDY				05/18/2021	F	1	34125-242				
WESTMAN DONALD C &				07/29/1998	N	379,900	11600-1161				
WOOD, KENNETH A.				05/20/1998	A	63,000	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	%
970511	10/08/1997	1	NEW CONSTRUC	112,000	03/08/1999	JS	100	100

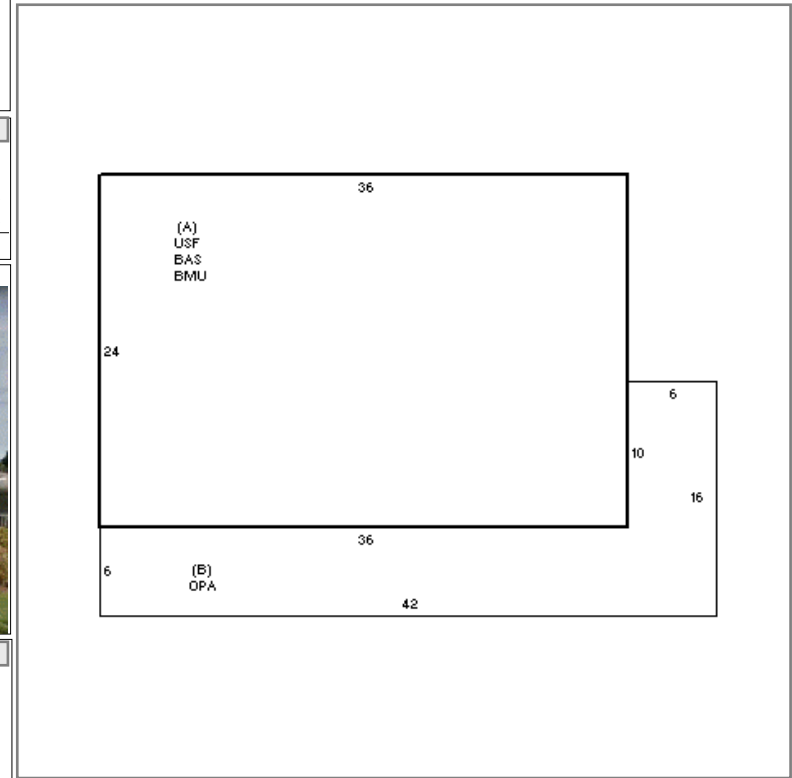
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	4,989	11	1.00	100	1.00	100	1.00	942,800	5.98	A	1.00	HCE	4.00			645,810

TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE ALSO OWNS 7 HILL ST	LAND	645,800	643,000			
Infl1	AVG		BUILDING	312,400	279,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	958,200	922,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/10/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/10/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/10/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1997	SIZE ADJ	1.010
NET AREA	1,728	DETAIL ADJ	1.000
\$NLA(RCN)	\$223	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	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	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		42.15	36,419
A	BAS	L	BASE AREA	864	1997	229.23	198,054
A	USF	L	UPPER STORY FIN	864	1997	124.44	107,514
B	OPA	N	OPEN PORCH	312		68.03	21,226
	F21	O	FPL 2S 1OP	1		10,182.70	10,183
	FIX	O	XTRA FIXTURES	5		2,461.70	12,309

TOTAL RCN	385,704
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81

RCNLD	\$312,400
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