Key: 10178

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,412

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LACROIX RICHARD & ELIZABETH WAYNE & SUSAN OPIE 65 ANNAWON AVE WRENTHAM, MA 02093	47.1-29-0	497 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LACROIX RICHARD & ELIZABE	04/15/2022	V	900,000	35055-118
EMERSON BARBARA E TR OF	09/10/1998	X		11689-46

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	%
03401	06/23/2003	9	DECK	2,000	06/22/2004	TL	100	100
990653	10/21/1999	4	DETACH.STRUC	20,000	11/13/2000	TL	100	100
980032	01/26/1998	3	ALT/RENO	90,000	09/14/1999	MWS	100	100

LAND

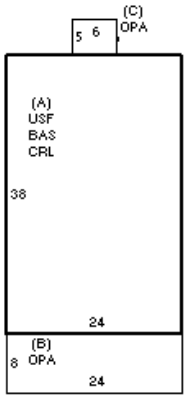
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,175	11 1.00	100 1.00	100 1.00	942,800	4.25	A 1.00	HCE 4.00			659,530

TOTAL	7,187 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE: also own 47.1/29.1

ASSESSED	CURRENT	PREVIOUS
LAND	659,500	656,700
BUILDING	274,900	253,600
DETACHED	14,600	13,900
OTHER	0	0
TOTAL	**949,000**	**924,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	20 X 20		400	40.60	14,600

PHOTO 11/13/2000

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/26/2023	SL
LIST	9/26/2023	EST
REVIEW	9/26/2023	SL

YEAR BLT	1905	SIZE ADJ	1.010
NET AREA	1,824	DETAIL ADJ	1.000
$NLA(RCN)	$198	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	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	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	912		22.44	20,469
A	BAS	L	BASE AREA	912	1905	218.71	199,468
A	USF	L	UPPER STORY FIN	912	1905	118.73	108,281
+	OPA	N	OPEN PORCH	222		64.91	14,410
	F21	O	FPL 2S 1OP	1		9,715.60	9,716
	FIX	O	XTRA FIXTURES	4		2,348.68	9,395

TOTAL RCN	361,738

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			$274,900