Key: 10190

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,425

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCPHERSON CAROLINE & GREGG TRS OF MCPHERSON FAMILY TRUST 105 FERNWOOD DR E GREENWICH, RI 02818	47.1-46-0	531 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCPHERSON CAROLINE & GREG	12/15/2017	U	625,000	30965-79
BLACK DAVID A	08/22/2012	O	410,000	26607-320
CHANDLER J. SCOTT &	07/11/2005	A	225,000	20032-200

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	%
14345	05/14/2014	9	DECK	20,000	05/07/2018	TL	100	100

LAND

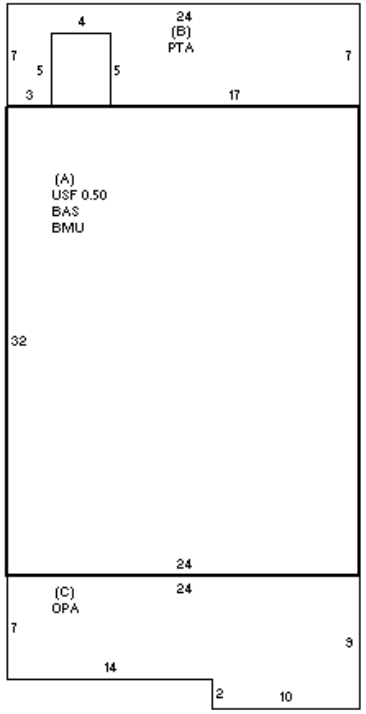
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,400	11 1.00	100 1.00	100 1.00	942,800	5.55	A 1.00	HCE 4.00			648,390

TOTAL	5,401 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	648,400	645,600
BUILDING	234,400	221,800
DETACHED	0	0
OTHER	0	0
TOTAL	**882,800**	**867,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/08/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/27/2023	SL
LIST	10/12/2023	SL
REVIEW	10/12/2023	SL

YEAR BLT	1975	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
$NLA(RCN)	$264	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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
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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		52.33	40,188
A	BAS	L	BASE AREA	768	1975	234.49	180,090
A	USF	L	UPPER STORY FIN	384	1975	125.09	48,033
B	PTA	N	PATIO	148		16.25	2,404
C	OPA	N	OPEN PORCH	188		74.30	13,969
	F21	O	FPL 2S 1OP	1		10,014.10	10,014
	FIX	O	XTRA FIXTURES	4		2,420.83	9,683

TOTAL RCN 304,382

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1996 / 26

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $234,400