

Key: 7543

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.699

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION	
HAYNES WILLIAM E & KATHLEEN A HAYNES 9 RAINBOW CIRCLE BOURNE, MA 02532-4238		35.1-161-0	9 RAINBOW CIR	
TRANSFER HISTORY		DOS	T	SALE PRICE
HAYNES WILLIAM E &			XX	04939-00238

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 %
18590	07/19/2018	4	DETACH.STRUC	2,000	07/16/2020	TL	100 100
02034	01/25/2002	6	FENCE	1,200	02/26/2004	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	23,016	9	1.00	100	1.00	100	1.00	235,700	1.52	A	1.00	R04	1.00			189,750

TOTAL	23,000 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	189,800	167,900			
Infl1	AVG		BUILDING	253,400	224,300			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	0	0			
			TOTAL	445,000	393,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	
SHF	A	1.00	10 0.90 10 X 12	2019	120	16.42	1.800

PHOTO 08/22/2008



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2020	TL
MODEL	1		RESIDENTIAL	LIST	7/16/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

(A) 10
W/DK

3

36

(B)
USF 0.75
BAS
BMU

24

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
\$NLA(RCN)	\$215	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		8	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	W/DK	N	WOOD DECK	90		48.88	4,400
EXT COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNFINISHED	864		40.51	35,003
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	864	1985	220.32	190,353
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	648	1985	120.80	78,280
FLOOR COVER	2	SOFTWOOD	1.02		F21	O	FPL 2S 1OP	1		9,786.80	9,787
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,366.07	7,098
HEATING/COOLING	9	WARM-COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	324,921
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$253,400