

Key: 8904

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.099

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GLYNN JOHN M & GINA CAPUANO 12 WING ROAD POCASSET, MA 02559				42.4-4-0				354 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GLYNN JOHN M & GINA CAPUA				04/06/2018	H	490,000	31187-316				
WHITE CAROL S ESTATE OF				12/18/1996	XX		10529-338				

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	%
B-20-53	04/28/2020	9	DECK	2,000				0
18362	05/03/2018	3	ALT/RENO	5,000	11/27/2019	TL	100	100
11083	03/08/2011	3	ALT/RENO	600	04/06/2011		100	100
920408	07/27/1992	3	ALT/RENO	10,000	04/08/1993	JS	100	100

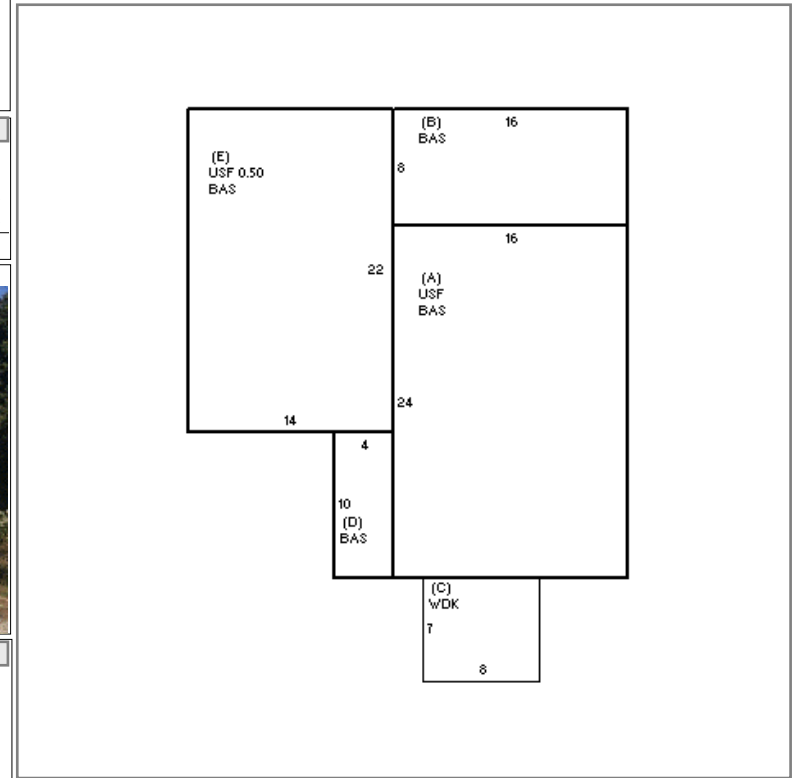
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	11,475	11	1.00	100	1.00	100	1.00	895,660	2.76	05	0.95	HCE	4.00		652,190

TOTAL	11,456 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	652,200	649,400			
Infl1	AVG		BUILDING	149,700	132,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	801,900	781,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	12/24/2019	TL
MODEL	1		RESIDENTIAL	LIST	12/24/2019	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/13/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,398	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	860	1900	165.05	141,942
\$NLA(RCN)	\$141	OVERALL	0.820	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	538	1900	91.58	49,271
				ROOF SHAPE	3	GAMBREL	1.00	C	WDK	N	WOOD DECK	56		44.66	2,501
				ROOF COVER	1	ASPH/COMP SHIN	1.00		MST	O	MAS/METAL STACK	1		3,321.70	3,322
				FLOOR COVER	2	SOFTWOOD	1.02								
				INT. FINISH	3	WOOD PANEL	0.98								
				HEATING/COOLING	13	NONE	0.80								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	197.035
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$149,700