Key: 8920

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,115

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMITH RALPH R III & DEBORAH L MCCOY 15 FRANCES HILL ROAD WESTFORD, MA 01886-2025	42.4-25-0	395 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SMITH RALPH R III &	05/28/2010	G	720,000	24585-273
OHLSON ALEX JR		XX		11651-71

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		1	1 of 2

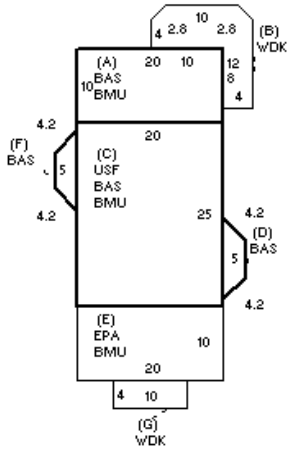
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		05/07/2018	BC	100	100
17736	09/14/2017	3	ALT/RENO	6,400	05/07/2018	BC	100	100
16894	10/21/2016	3	ALT/RENO	9,800	05/07/2018	BC	100	100
01544	08/28/2001	3	ALT/RENO	900	06/06/2002	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,900	11 1.00	100 1.00	100 1.00	942,800	5.10	A 1.00	HCE 4.00			651,530

TOTAL	5,881 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	651,500	648,700
BUILDING	238,800	221,800
DETACHED	0	0
OTHER	43,100	37,200
TOTAL	**933,400**	**907,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/07/2018

BLDG COMMENTS

BUILDING

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

MEASURE	11/21/2022	RP
LIST	11/21/2023	EST
REVIEW	11/21/2023	RP

YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,248	DETAIL ADJ	1.000
$NLA(RCN)	$239	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	900		39.23	35,309
+	WDK	N	WOOD DECK	152		37.64	5,721
C	USF	L	UPPER STORY FIN	500	1900	118.38	59,192
+	BAS	L	BASE AREA	748	1900	221.93	166,003
E	EPA	N	ENCLOSED PORCH	200		79.40	15,879
	F21	O	FPL 2S 1OP	1		9,477.60	9,478
	FIX	O	XTRA FIXTURES	3		2,291.30	6,874

TOTAL RCN 298,455

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

EFF.YR/AGE 1999 / 23

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $238,800

Key: 8920

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,116

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMITH RALPH R III & DEBORAH L MCCOY 15 FRANCES HILL ROAD WESTFORD, MA 01886-2025	42.4-25-0	395 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		2	2 of 2

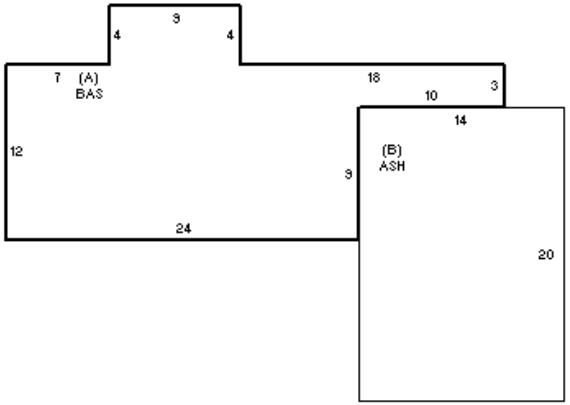
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	43,100	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/07/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/21/2023	RP
LIST	11/21/2022	EST
REVIEW	11/21/2022	RP

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	354	DETAIL ADJ	1.000
$NLA(RCN)	$152	OVERALL	0.650

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	0	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	2	SLAB	0.95
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	354	1900	141.14	49,964
B	ASH	N	ATT SHED	280		13.98	3,914

TOTAL RCN	53,877

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$43,100